COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

SPECIALIZED LOAN SERVICING LLC	VS. KATRINA H	ANKO
NO. 140-2019 ED	NO. 695-2019 J	D
DATE/TIME OF SALE: OCTOBER 1	3, 2021 AT 9:00 AM	
BID PRICE (INCLUDES COST)	\$ 2359,10	
POUNDAGE – 2% OF BID	\$ 47,18	
TRANSFER TAX – 2% OF FAIR MKT	\$	
MISC. COSTS	\$	
TOTAL AMOUNT NEEDED TO PURCH	ASE	\$ 246, 28
PURCHASER(S):ADDRESS:		
NAMES(S) ON DEED: PURCHASER(S) SIGNATURE(S):	Sow W. flesh	
		·
TOTAL DUE:		s 1354.00
LESS DEPOSIT:		s_135C,00
DOWN PAYMENT	:	\$
TOTAL DUE IN 8 I	DAYS	s 1056, 28

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

Plaintiff
SPECIALIZED LOAN SERVICING LLC vs.
WELLS FARGO

Attorney for the Plaintiff:
PHELAN HALLINAN DIAMOND & JONES LLP
ONE PENN CENTER AT SUBURAN STATION
SUITE 1400 1617 JFK BLVD

Defendant
KATRINA HANKO

WATRINA HANKO

SHeriff's Sale Date: Wednesday, October 13, 2021
Writ of Execution No.: 2019CV695
Advance Sheriff Costs: \$1,350.00

Location of the real estate: 345 NORTH VINE STREET, BERWICK, PA 18603

PHILADELPHIA, PA 19103-1814

Sheriff Costs

Advertising Sale (Newspaper)		\$15.00
Advertising Sale Bills & Copies		\$17.50
Crying Sale		\$10.00
Docketing		\$15.00
Levy		\$15.00
Mailing Costs		\$42.00
Posting Handbill		\$15.00
Press Enterprise Inc.		\$1,387.85
Prothonotary, Acknowledge Deed		\$10.00
Sheriff Automation Fund		\$50.00
Sheriff's Deed		\$35.00
Solicitor Services		\$100.00
Transfer Tax Form		\$25.00
Web Posting		\$100.00
Service		\$180.00
Service Mileage		\$24.00
Distribution Form		\$25.00
Copies		\$6.00
Notary Fee		\$10.00
Tax Claim Search		\$5.00
Surcharge		\$130.00
Continued or Cancelled Sale	Postponed to: 4/29/2020	\$10.00
Continued or Cancelled Sale	Postponed to: 11/4/2020	\$10.00
Continued or Cancelled Sale	Postponed to: 1/27/2021	\$10.00
Continued or Cancelled Sale	Postponed to: 3/31/2021	\$10.00
Continued or Cancelled Sale	Postponed to: 7/28/2021	\$10.00
Continued or Cancelled Sale	Postponed to: 10/13/2021	\$10.00
Continued or Cancelled Sale	Postponed to: 11/10/2021	\$10.00
	Total Sheriff Costs	\$2,287.35

Distribution Costs

Recording Fees \$71.75

Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

Total Distribution Costs \$71.75

Location of the real estate: 345 NORTH VINE STREET, BERWICK, PA 18603

Grand Total:

\$2,359.10

Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

COLUMBIA COUNTY REGISTER AND RECORDER RECEIPT

Inv Number: 251206 Customer: Invoice Date: 11/12/2021 3:56:04 PM Last Change:

4 PM

RECEIPT

Reg/Drw ID: 0101 By: HAS

SHERIFF OFFICE

Receipt By: MAIL

Chg # Charge / Payment / Fee Description Amount Inst#/Inst Date Municipality \$71.75 202111484 BERWICK BORO Grantor - HANKO, KATRINA 11/12/21 3:56:07 PM Grantee - U S BANK Consideration -\$2,406.28 Tax Basis -\$0.00 Return Via - MAIL Fees Summary: STATE WRIT TAX \$0.50 JCS/ACCESS TO JUSTICE \$40.25 AFFORDABLE HOUSING \$13.00 RECORDING FEES - RECORDER \$13.00 RECORDER IMPROVEMENT FUND \$3.00 COUNTY IMPROVEMENT FUND \$2.00 Inst Info: SHERIFF DEED **TOTAL CHARGES** \$71.75 **PAYMENTS** CHECK: 9047 - SHERIFF OFFICE \$71.75 **TOTAL PAYMENTS** \$71.75 AMOUNT DUE \$71.75 PAYMENT ON INVOICE (\$71.75)**BALANCE DUE ON INVOICE** \$0.00



LAW OFFICES

Richard Citron, Esq. Managing Partner, NJ and PA Offices Admitted in PA, NJ and NY A professional limited liability company organized in the State of Florida 133 Gaither Drive, Suite F Mount Laurel, NJ 08054 Phone: 855-225-6906 Fax: 866-381-9549 www.raslegalgroup.com

James Robertson, Esq. deceased Everett Anschutz, Esq. TX Bar David J. Schneid, Esq. FL Bar John T. Crane, Esq. GA, and TX Bar

Columbia County Sheriff 35 West Main Street Bloomsburg, PA

Re: COMMUNITY LOAN SERVICING, LLC

VS.

KATRINA HANKO, IN HER CAPACITY AS HEIR OF JOHN HANKO, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN HANKO, DECEASED

Property: 345 N VINE STREET BERWICK, PA 18603

Columbia County C.C.P. No.: 2019-CV-695

Sheriff's Sale Date: October 13, 2021

Dear Sir or Madam:

As the Attorney on the Writ, this firm requests that the Deed be recorded in the name of U.S. Bank Trust National Association, as Trustee of Igloo Series V Trust, with its mailing address located at 323 Fifth St., Eureka, CA 95501.

Thank you in advance for your assistance in the matter and, as always, if you have any questions, please feel free to contact me.

Sincerely,

Edward Cotter <

Legal Assistant





COMMUNITY LOAN SERVICING, LLC Plaintiff,	NO: 2019-CV-695			
V. KATRINA HANKO, IN HER CAPACITY AS HEIR OF JOHN HANKO, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN HANKO, DECEASED	ORDER	CLERK OF COURTS TO COURTS	101 JUL 27 P 3 4	PROTHONOTARY
Defendant(s)			တ	

ORDER

AND NOW, this 2744 day of July, 2021, upon consideration of Plaintiff's Motion for Postponement of Sheriff's sale it is hereby:

ORDERED that the Sheriff's sale currently scheduled for July 28, 2021, is extended three months to the regularly scheduled Columbia County Sheriff Sale scheduled for October 13, 2021. No further advertising or additional notice to lienholders or Defendant(s) is required provided the postponement is announced at the Sheriff's Sale.

BY THE COURT

J

To: 15703895625 Page: 3 of 3 2021-07-27 13:14:00 GMT 15615365724 From: RAS Citron South



Richard Citron, Esq. Managing Partner, NJ and PA Offices Admitted in PA, NJ and NY State of Phoda 133 Gaither Drive, Suite F Mount Laurel, NJ 08054 Phone: 855-225-6906 Fax: 866-381-9549 www.taslegalgroup.com

James Robertson, Esq. deceased Everett Anschutz, Esq. TX Bar David J. Schneid, Esq. FL Bar John T. Crane, Esq. GA, and

July 27, 2021

VIA FACSIMILE 570-389-5625

COLUMBIA County Sheriff's Office Attn: Real Estate Department

RE:

COMMUNITY LOAN SERVICING, LLC vs. KATRINA HANKO, IN HER CAPACITY AS HEIR OF JOHN HANKO, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN HANKO, DECEASED

Columbia Docket: 2019-CV-695

Property Address: 345 N VINE STREET, BERWICK PA, 18603

Our File No.: 20-062592 - KaM

Dear Sir/Madam:

Please be advised our office represents Plaintiff in the above referenced matter. Plaintiff requests that the sale scheduled for 7/28/2021 be postponed until 10/13/2021.

Should you have any questions or concerns, please contact our office via telephone or via email at PASales@raslg.com

Very Truly Yours.

Katie Myers

*This firm is a debt collector attempting to collect a debt and any information received will be used for that purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, this correspondence is not and should not be construed to be an attempt to collect a debt, but only enforcement of lien against property.

2021-07-27 13:14:00 GMT

15615365724 From: RAS Citron South

FAX COVER SHEET

Page: 1 of 3

ТО	
COMPANY	
FAXNUMBER	15703895625
FROM	RAS Citron South
DATE	2021-07-27 13:13:35 GMT
RE	Postponement Letter // 2019-CV-695

COVER MESSAGE

Thank you,

Katie Myers

Legal Assistant - PA



Robertson, Anschutz, Schneid, Crane & Partners, PLLC

Richard Citron, Esquire - Managing Partner, NJ and PA Offices A professional limited liability company organized in the State of Florida

133 Gaither Drive, Suite F Mt. Laurel, NJ 08054

Phone: 855-225-6906 ext. 1111

Fax: 866-381-9549

Email: kmyers@raslg.com Hours: 8:00am-4:30pm

In some circumstances this firm may be deemed a "debt collector" as defined by the Fair Debt Collection Practices Act and other applicable law. In such a case, this is an attempt to collect a debt. Any communication obtained may be used for that purpose.

PRIVILEGE AND CONFIDENTIALITY NOTICE: This e-mail is covered by the Electronic Communications Privacy Act, 18 U.S.C. § 2510-2521 and is legally privileged. The contents of this e-mail message and any attachments are intended solely for the party or parties addressed and named in this message. This communication and all attachments, if any, are intended to be and to remain confidential, and it may be subject to the applicable attorney - client and or work product privileges. If you are not the intended recipient of this message, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and its attachments. Do not deliver, distribute, or copy this message and or any attachments if you are not the intended recipient. Do not disclose the contents or take any action in reliance upon the information contained in this communication or any attachments. Although this E-mail and any attachments are believed to be free of any virus or other defect that might affect any computer system into which it is received and opened, it is the responsibility of the recipient to ensure that it is virus free and no responsibility is accepted by Robertson. Anschutz, Schneid, Crane & Partners. PLLC for damage arising in any way from its use.

Copy

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

133 Gaither Drive, Suite F Mount Laurel, NJ 08054 Phone: (855) 225-6906

Fax: (866) 381-9549

ATTORNEYS FOR PLAINTIFF

Robert Flacco, Esquire, PA ID No.: 325024 Jenine R. Davey, Esquire, PA ID No.: 87077 David Neeren, Esquire, PA ID No.: 204252

SPECIALIZED LOAN SERVICING LLC

Plaintiff,

v.

KATRINA HANKO, IN HER CAPACITY AS HEIR OF JOHN HANKO, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN HANKO, DECEASED Defendant(s) COURT OF COMMON PLEAS COLUMBIA COUNTY

NO: 2019-CV-695

FILED
201 JUN 30 P 12: 0

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for 11/4/2020 for the above captioned matter was continued until 1/27/2021. The Sheriff's Sale scheduled for 01/27/2021 was continued until 3/31/2021. The Sheriff's Sale scheduled for 3/31/2021 has been continued until 07/28/2021 at 9:00am.

Date: Valu

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

A Florida professional limited liability company

Robert Flacco, Esquire, ID No. 325024 Jenine R. Davey, Esquire., ID No. 87077

Attorneys for Plaintiff



Richard Citron, Esq. Managing Partner, NJ and PA Offices Admitted in PA, NJ and NY

A professional limited liability company organized in the State of Florida 133 Gaither Drive, Suite F Mount Laurel, NJ 08054 Phone: 855-225-6906 Fax: 866-381-9549 www.raslegalgroup.com

James Robertson, Esq. deceased Everett Anschutz, Esq. TX Bar David J. Schneid, Esq. FL Bar John T. Crane, Esq. TX Bar

COLUMBIA County Sheriff's Office 35 West Main Street Bloomsburg, PA, 17815

Re: SPECIALIZED LOAN SERVICING LLC VS. KATRINA HANKO, IN HER CAPACITY AS HEIR OF JOHN HANKO, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN HANKO, DECEASED COLUMBIA County Docket No.: 2019-CV-695

Dear Sir or Madam,

Enclosed please find a copy of the Notice of the Date of Continued Sheriff's Sale, and the Certificate of Filing for the above captioned matter.

Thank you for your assistance with this matter.

Very truly yours,

Katie Myers

Legal Assistant

Enclosures

cc: KATRINA HANKO, IN HER CAPACITY AS HEIR OF JOHN HANKO, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN HANKO, DECEASED

* Please be advised that this firm is a debt collector attempting to collect a debt. Any information received will be used for that purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, this correspondence is not and should not be construed to be an attempt to collect a debt, but only enforcement of lien against property.







Robertson, Anschutz, Schneid, Crane & Partners, PLLC

133 Gaither Drive, Suite F Mount Laurel, NJ 08054 Phone: (855) 225-6906

Fax: (866) 381-9549

ATTORNEYS FOR PLAINTIFF

Robert Flacco, Esquire, PA ID No.: 325024 Jenine R. Davey, Esquire, PA ID No.: 87077 David Neeren, Esquire, PA ID No.: 204252

SPECIALIZED LOAN SERVICING LLC

Plaintiff,

v.

KATRINA HANKO, IN HER CAPACITY
AS HEIR OF JOHN HANKO, DECEASED;
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS,
OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER
JOHN HANKO, DECEASED
Defendant(s)

COURT OF COMMON PLEAS COLUMBIA COUNTY

Robertson, Anschutz, Schneid, Crane &

NO: 2019-CV-695

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for 11/4/2020 for the above captioned matter was continued until 1/27/2021. The Sheriff's Sale scheduled for 01/27/2021 was continued until 3/31/2021. The Sheriff's Sale scheduled for 3/31/2021 has been continued until 07/28/2021 at 9:00am.

COPY

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

133 Gaither Drive, Suite F Mount Laurel, NJ 08054 Phone: (855) 225-6906

Fax: (866) 381-9549

ATTORNEYS FOR PLAINTIFF

Robert Flacco, Esquire, PA ID No.: 325024 Jenine R. Davey, Esquire, PA ID No.: 87077 David Neeren, Esquire, PA ID No.: 204252

SPECIALIZED LOAN SERVICING LLC Plaintiff.

V.

KATRINA HANKO, IN HER CAPACITY AS HEIR OF JOHN HANKO, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN HANKO, DECEASED Defendant(s) COURT OF COMMON PLEAS COLUMBIA COUNTY

NO: 2019-CV-695

Certificate of Filing

On this day, I filed with the Prothonotary of COLUMBIA County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date: 6/29/11

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

A Flor(da professional limited liability company

Attorneys for Plaintiff

From: RAS Citron South

J.

Page: 04 of 11

IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

		'
SPECIALIZED LOAN SERVICING LLC Plaintiff,	NO: 2019-CV-695	<u> </u>
y.	ORDER	2021 ES CONTROL ES
KATRINA HANKO, IN HER CAPACITY AS HEIR OF JOHN HANKO, DECEASED;		
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,		
TITLE OR INTEREST FROM OR UNDER JOHN HANKO, DECEASED		
Defendant(s)		

ORDER

AND NOW, this Hay of March, 2004, upon consideration of Plaintiff's Motion for Postponement of Sheriff's sale it is hereby:

ORDERED that the Sheriff's sale currently scheduled for March 31, 2021, is extended four months to the regularly scheduled Columbia County Sheriff Sale scheduled for July 28, 2021. No further advertising or additional notice to lienholders or Defendant(s) is required provided the postponement is announced at the Sheriff Sale.

Defendant(s)

01/21/2021 11:28AM FAX +5703895620

COL CTY PROTHONOTARY

Ø 0001/0001

IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

SPECIALIZED LOAN SERVICING LLC
Plaintiff,

V.

KATRINA HANKO, IN HER CAPACITY
AS HEIR OF JOHN HANKO, DECEASED;
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS,
OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER
JOHN HANKO, DECEASED

ORDER

AND NOW, this 20 day of Many, 2071, upon consideration of Plaintiff's Motion for Postponement of Sheriff's sale it is hereby:

ORDERED that the Sheriff's sale currently scheduled for January 27, 2021, is extended two (2) months to the regularly scheduled Columbia County Sheriff Sale scheduled for March 31, 2021. No further advertising or additional notice to lienholders or Defendant(s) is required provided the postponement is announced at the Sheriff Sale.

THE COLIRT

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

133 Gaither Drive, Suite F Mount Laurel, NJ 08054 Phone: (855) 225-6906

Fax: (866) 381-9549

ATTORNEYS FOR PLAINTIFF

Robert Flacco, Esquire, PA ID No.: 325024 Jenine R. Davey, Esquire, PA ID No.: 87077

SPECIALIZED LOAN SERVICING LLC

Plaintiff,

Defendant(s)

v.

KATRINA HANKO, IN HER CAPACITY AS HEIR OF JOHN HANKO, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN HANKO, DECEASED COURT OF COMMON PLEAS COLUMBIA COUNTY

NO: 2019-CV-695

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for 11/4/20 at 9:00 AM. for the above captioned matter was continued until 1/27/21 at 9:00 AM. The Sheriff's Sale scheduled for 01/27/2021 at 9:00 AM. for the above captioned matter has been continued until 3/31/2021 at 9:00 AM.

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

A Florida professional limited liability company

By:

Robert Flacco, Esquire, ID No. 325024 Jenine R. Davey, Esquire., ID No. 87077

Attorneys for Plaintiff

Date: 1 11 2

COPY

IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

SPECIALIZED LOAN SERVICING LLC Plaintiff,	NO: 2019-CV-695	The state of the s
v,	ORDER	rne.
KATRINA HANKO, IN HER CAPACITY		500 600 600 600
AS HEIR OF JOHN HANKO, DECEASED;		***************************************
UNKNOWN HEIRS, SUCCESSORS,		1 Pro 1
ASSIGNS, AND ALL PERSONS, FIRMS,		
OR ASSOCIATIONS CLAIMING RIGHT,		
TITLE OR INTEREST FROM OR UNDER	Tagel and the same of the same	unic min
JOHN HANKO, DECEASED		(n
Defendant(s));**\$

ORDER

AND NOW, this 27 day of October, 2010, upon consideration of Plaintiff's Motion for Postponement of Sheriff's sale it is hereby:

ORDERED that the Sheriff's sale currently scheduled for November 04, 2020, is extended two (2) months to the regularly scheduled Columbia County Sheriff Sale scheduled for January 27, 2021. No further advertising or additional notice to lichholders or Defendant(s) is required provided the postponement is announced at the Sheriff Sale.

BY THE COURT

J.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

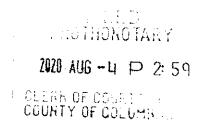
Plaintiff SPECIALIZED LOAN SERVICING LLC vs. WELLS FARGO	<u>Defendant</u> KATRINA HANKO
Attorney for the Plaintiff:	Sheriff's Sale Date: Wednesday, September 9, 202
PHELAN HALLINAN DIAMOND & JONES LLP ONE PENN CENTER AT SUBURAN STATION	Writ of Execution No.: 2019CV695
SUITE 1400 1617 JFK BLVD PHILADELPHIA, PA 19103-1814	Advance Sheriff Costs: \$1,350.00

Location of the real estate: 345 NORTH VINE STREET, BERWICK, PA 18603

Sheriff Costs

	Grand Total:	\$2,299.10
	Total Distribution Costs	\$71.75
Recording Fees		\$71.75
Distribution Costs		
	Total Sheriff Costs	\$2,227.35
Continued or Cancelled Sale	·	
Surcharge	Postponed to: 4/29/2020	\$10.00
Tax Claim Search	and the second s	\$5.00 \$130.00
Notary Fee		\$10.00 \$5.00
Copies		\$6.00
Distribution Form		\$25.00
Service Mileage		\$24.00
Service		\$180.00
Web Posting		\$100.00
Transfer Tax Form		\$25.00
Solicitor Services		\$100.00
Sheriff's Deed		\$35.00
Sheriff Automation Fund		\$50.00
Prothonotary, Acknowledge Deed		\$10.00
Press Enterprise Inc.		\$1,387.85
Mailing Costs Posting Handbill		\$15.00
Levy		\$42.00
Docketing		\$15.00
Crying Sale		\$15.00
Advertising Sale Bills & Copies		\$10.00
Advertising Sale (Newspaper)		\$15.00 \$17.50

Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.



PHELAN HALLINAN DIAMOND & JONES, LLP Peter Wapner, Esq., Id. No.318263 1617 JFK Boulevard, Suite 1400

One Penn Center Plaza Philadelphia, PA 19103

peter.wapner@phelanhallinan.com 215-563-7000

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Y 131 1313
: CIVIL DIVISION
: No.: <u>2019-CV-695</u>
:

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

7	The Sheriff's Sale scheduled for 0	07/29/2020 at 09:00 AM in the above-captioned matter
has beer	o continued until 09/09/2020 at 09	9:00 AM.
Date:	AUG 03 2020	
		Peter Wapner, Esq., Id. No.318263
		Attorney for Plaintiff

SPECIALIZED LOAN SERVICING LLC

Plaintiff

v.

KATRINA HANKO, in her capacity as Heir of JOHN HANKO, Deceased UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN HANKO, DECEASED

Defendants

COURT OF COMMON PLEAS

CIVIL DIVISION

No.: 2019-CV-695 No.: 2019-ED-140

COLUMBIA COUNTY

PROTHONOTANY

2020 JUL -7 A 9:3

ORDER

AND NOW, this

6 day of Ty

2020, after consideration of

Plaintiff's Motion to Postpone Sheriff's Sale of the mortgaged property, it is hereby

ORDERED that the sale of 345 NORTH VINE STREET, BERWICK, PA 18603-3622 is postponed to the Sheriff's Sale scheduled for September 9, 2020.

No further advertising or additional notice to lienholders or Defendants is required. However, the Sheriff is directed to announce the continuation to the assembled bidders and Plaintiff is to forward a copy of this Order to Defendants via first class mail.

BY THE COURT:

J.

BUSINESS OF THE COURTS

Sheriff Sale Postponement July 29, 2020 to September 9, 2020

IN THE COURT OF COMMON PLEAS FOR THE 26TH JUDICIAL DISTRICT. COLUMBIA/MONTOUR COUNTY BRANCH, PENNSYLVANIA CIVIL ACTION - LAW CASE NO: of 2020 #1-MV-

SPECIAL ORDER OF COURT ENTERED PURSUANT TO PA. R.C.P. 3129.3 (a)

And Now, this 14th day of July, 2020, upon consideration of the representations made by Timothy Chamberlain, Sheriff of Columbia County regarding the sheriff sales currently scheduled for July 29, 2020, as well as the Executive Order dated July 9, 2020 entered by Governor Wolf the undersigned enters this Special Order of Court Pursuant to Pa. R. C.P. 3129.3 (a):

- 1. All Sheriff sales scheduled for Wednesday July 29, 2020 are postponed to September 9, 2020 at 9:00 am in the Basement Hearing Room of the Columbia County Courthouse in order to allow for proper social distancing of all persons attending the sales;
- 2. The Sheriff shall immediately notify all Plaintiffs' attorneys regarding this Order by sending a copy of this Order to Plaintiff's counsel by facsimile and by regular United States mail.
- 3. Within three business days of receipt of this Order, Plaintiff's Counsel shall send a copy of this Order by regular United States mail to the Defendant and all parties listed in Plaintiff's Pa RCP 3129.1 affidavit and shall file an affidavit of service thereof.
- 4. The Sheriff of Columbia County shall publish this Order on his official website.
- 5. At the time of the scheduled sale on July 29, 2020, the Sheriff shall notify all interested parties who attend the sale of the contents of this Order and shall provide a copy of same upon request.
- 6. No additional public advertising of the sales scheduled for July 29, 2020 and postponed to September 9, 2020 pursuant to this Order, shall be required of the Plaintiff or the Sheriff.

By the Court

2020 101 1d P12:38

 \mathfrak{CCCMIX} Of $\mathfrak{COLCM}_{\mathfrak{S}}$

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PHELAN HALLINAN DIAMOND & JONES, LLP Peter Wapner, Esq., Id. No.318263 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 peter.wapner@phelanhallinan.com Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

SPECIALIZED LOAN SERVICING LLC

Plaintiff : CIVIL DIVISION

v. : No.: 2019-CV-695

KATRINA HANKO, in her capacity as Heir of JOHN HANKO, Deceased UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN HANKO, DECEASED

Defendant(s)

215-563-7000

CERTIFICATE OF FILING

On this date, I filed with the Prothonotary of COLUMBIA County a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

Date: **FEB 2 4 2020**Peter Wapner, Esq., Id. No.318263

Attorney for Plaintiff

9-695

SHERIFF'S SALE COST SHEET

	VS	5		
NOED N	OJ	D DATE/TIM	E OF SALE_	
DOCKET/RETURN		\$15.00		
SERVICE PER DEF.		\$ 180,00		
LEVY (PER PARCEL		\$15.00		
MAILING COSTS		\$42,00		
ADVERTISING SALE E	BILLS & COPIES	\$17.50		
ADVERTISING SALE (\$15.00		
MILEAGE	. (2 (, 51 1 1 151)	\$ 74.60		
POSTING HANDBILL		\$15.00		
CRYING/ADJOURN SA	LE	\$10.00		
SHERIFF'S DEED		\$35.00		
TRANSFER TAX FORM	1	\$25.00		
DISTRIBUTION FORM		\$25.00		
COPIES		\$ 6,00		
NOTARY		\$ 10,00	401	
TC)TAL *******	******	\$434,50	
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REAL ESTATE TAXES	•			
BORO, TWP & C		\$		
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SURCHARGE FEE (DS'	TF)		\$ 130,00	
		\$	· <u>-</u>	
111100.		\$		
TC	OTAL *******	******	\$ -0-	
				\$ 2789,10
TC	OTAL COSTS (OP	ENING BID)		\$ 270110

COUNTY OF COLUMBIA TAX CLAIM BUREAU PO BOX 380 BLOOMSBURG PA 17815

REAL ESTATE TAX CERTIFICATION Fee: \$5.00 Cer

Date: 02/13/2020

Cert. NO: 36504

HANKO JOHN 345 VINE STREET BERWICK PA 18603

District: BERWICK BORO Deed: 0489 -0607 Location: LOT 51 Parcel Id:04B-04 -057-00,000

Assessment: 20,216 Balances as of 02/13/2020

YEAR TAX TYPE TAX AMOUNT PENALTY DISCOUNT PAID BALANCE NO TAX CLAIM TAXES DUE

By: COLUMBIA COUNTY SHERIFF __ Per:____

IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

SPECIALIZED LOAN SERVICING LLC : Court of Common Pleas

Plaintiff

Civil Division

VS.

COLUMBIA County

: No.: 2019-CV-695

No.: 2019-ED-140

KATRINA HANKO, in her capacity as Heir of

JOHN HANKO, Deceased

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,

AND ALL PERSONS, FIRMS, OR

ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN HANKO,

DECEASED

Defendants

<u>ORDER</u>

AND NOW, this 24 day of January . 20%

_, 2020 the Prothonotary is

ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc

pro tunc in this case as follows:

Principal Balance	\$88,864.82
Interest Through January 8, 2020	\$7,331.03
Late Charges	\$78.76
Legal fees	\$4,662.50
Cost of Suit and Title	\$1,477.53
Sheriff's Sale Costs	\$1,350.00
Escrow Deficit	\$2,418.95

TOTAL \$106,183.59

Plus interest at six percent per annum.

1 5/1

PHELAN HALLINAN DIAMOND & JONES, LLP Peter Wapner, Esq., Id. No.318263 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza ATTORNEY FOR PLAINTIFF

Philadelphia, PA 19103

peter.wapner@phelanhallinan.com 215-563-7000

SPECIALIZED LOAN SERVICING LLC

COURT OF COMMON PLEAS

Plaintiff

CIVIL DIVISION

ν.

TERM

KATRINA HANKO, in her capacity as Heir of JOHN

HANKO, Deceased

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND

ALL PERSONS, FIRMS, OR ASSOCIATIONS

CLAIMING RIGHT, TITLE OR INTEREST FROM

OR UNDER JOHN HANKO, DECEASED

No.: 2019-CV-695

No.: 2019-ED-140

COLUMBIA COUNTY

Defendant

CERTIFICATE OF COMPLIANCE

I certify that this filing complies with the provisions of the *Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the Appellate and Trial Courts* that require filing confidential information and documents differently than non-confidential information and documents.

	JAN 3 0 2020	Ву:		
Date		Peter Wapner, Esquire		
		Attorney for Plaintiff		

Phelan Hallinan Diamond & Jones, LLP 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 215-563-7000 Fax 215-568-7616

Christine Schoffler Legal Assistant

Office of the Prothonotary Columbia County Courthouse 35 W. Main St. Bloomsburg, PA 17815

Re: SPECIALIZED LOAN SERVICING LLC VS. KATRINA HANKO, in her capacity as Heir of JOHN HANKO, Deceased, and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN HANKO, DECEASED, COLUMBIA County, No.: 2019-CV-695, No.: 2019-ED-140

Dear Sir/Madam:

Enclosed for filing please find an Affidavit of Service Pursuant to Rule 3129.2 and a Certificate of Compliance. Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

Property is listed for the 02/26/2020 Sheriff Sale.

IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

Very truly yours,

Christine Schoffler, Legal Assistant

cc: Sheriff of COLUMBIA County

PHELAN HALLINAN DIAMOND & JONES, LLP
Peter Wanner Esq. 1d, No. 318263

SPECIALIZED LOAN SERVICING LLC

Attorney for Plaintiff

Peter Wapner, Esq., Id. No.318263 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 peter.wapner@phelanhallinan.com 215-563-7000

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Plaintiff, v.	: CIVIL DIVISION
KATRINA HANKO, in her capacity as Heir of JOHN HANKO, Deceased UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN HANKO, DECEASED Defendant(s)	: No.: 2019-CV-695 : No.: 2019-ED-140
AFFIDAVIT OF SERVICE PUI	RSUANT TO RULE 3129.2
COMMONWEALTH OF PENNSYLVANIA PHILADELPHIA COUNTY)) SS:
As required by Pa. R.C.P. 3129.2(a) Notice any known interested party in the manner required persons or parties named, at that address, set forth a copy of the Certificate of Mailing (Form 3817) at by the U.S. Postal Service is attached hereto Exhibiting JAN 30 2020 Date:	by Pa. R.C.P. 3129.2(c) on each of the on the Affidavit and as amended if applicable. nd/or Certified Mail Return Receipt stamped
Date.	Peter Wapner, Esquire

Attorney for Plaintiff

SPECIALIZED LOAN SERVICING LLC

PLAINTIFF

COURT OF COMMON PLEAS :

CIVIL DIVISION

V.

KATRINA HANKO, in her capacity as Heir of JOHN

HANKO, Deceased

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN HANKO, DECEASED

DEFENDANT(S)

CASE NO. 2019-CV-695

COLUMBIA COUNTY

AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1

SPECIALIZED LOAN SERVICING LLC, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 345 NORTH VINE STREET, BERWICK, PA 18603-3622.

1. Name and address of Owner(s) or reputed Owner(s):

Name

Address (if address cannot be reasonably ascertained,

please so indicate)

KATRINA HANKO, IN HER CAPACITY AS HEIR OF JOHN HANKO, DECEASED

345 NORTH VINE STREET, BERWICK, PA

18603-3622

1029 8TH AVE, BERWICK, PA 18603-1117

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, 345 NORTH VINE STREET, BERWICK, PA AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN

18603-3622

2. Name and address of Defendant(s) in the judgment:

HANKO, DECEASED

Name

Address (if address cannot be reasonably ascertained, please so indicate)

KATRINA HANKO, IN HER CAPACITY AS HEIR OF JOHN HANKO, DECEASED

345 NORTH VINE STREET, BERWICK, PA

18603-3622

1029 8TH AVE, BERWICK, PA 18603-1117

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, 345 NORTH VINE STREET, BERWICK, PA AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN HANKO, DECEASED

18603-3622

3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:

Name Address (if address cannot be

reasonably ascertained, please indicate)

NONE.

4. Name and address of last recorded holder of every mortgage of record:

Name Address (if address cannot be

reasonably ascertained, please indicate)

NONE.

5. Name and address of every other person who has any record lien on the property:

Name Address (if address cannot be

reasonably ascertained, please indicate)

BERWICK AREA JOINT SEWER

AUTHORITY

1108 FREAS AVENUE BERWICK, PA 18603

BERWICK AREA JOINT SEWER

AUTHORITY C/O ANTHONY J. MCDONALD, 106 WEST FRONT STREET

ESQUIRE

MARINOS, MCDONALD & KNECHT, LLP

BERWICK, PA 18603

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the

Name

Address (if address cannot be

reasonably ascertained, please indicate)

NONE.

7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Name

Address (if address cannot be

reasonably ascertained, please indicate)

TENANT/OCCUPANT

345 NORTH VINE STREET BERWICK, PA 18603-3622

DOMESTIC RELATIONS OF COLUMBIA COUNTY

COLUMBIA COUNTY COURTHOUSE P.O. BOX 380

BLOOMSBURG, PA 17815

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF HUMAN SERVICES

P.O. BOX 2675 HARRISBURG, PA 17105

DEPARTMENT OF HUMAN SERVICES

INTERNAL REVENUE SERVICE ADVISORY

1000 LIBERTY AVENUE ROOM 704 PITTSBURGH, PA 15222

U.S. DEPARTMENT OF JUSTICE U.S. ATTORNEY FOR THE MIDDLE DISTRICT OF PA FEDERAL BUILDING 228 WALNUT STREET, SUITE 220 PO BOX 11754 HARRISBURG, PA 17108-1754

COMMONWEALTH OF PENNSYLVANIA BUREAU OF INDIVIDUAL TAX INHERITANCE TAX DIVISION 6TH FLOOR, STRAWBERRY SQUARE DEPT. #280601 HARRISBURG, PA 17128

DEPARTMENT OF HUMAN SERVICES TPL CASUALTY UNIT ESTATE RECOVERY PROGRAM P.O. BOX 8486 WILLOW OAK BUILDING HARRISBURG, PA 17105-8486

KATRINA HANKO, IN HER CAPACITY AS HEIR OF JOHN HANKO, DECEASED 1029 8TH AVE BERWICK, PA 18603-1117

215-563-7000

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S.A. § 4904 relating to unsworn falsification to authorities.

Date: JAN 3 0 2020

Phelan Hallinan Diamond & Jones, LLP
Peter Wapner, Esq., Id. No.318263
Attorney for Plaintiff
PHELAN HALLINAN DIAMOND & JONES, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza, Philadelphia, PA 19103

PH # 1040929

Certificate of Mailing - Firm TOTAL NO TOTAL NO Affix Stamp Here Name and Address of Sender of Pieces Received at Post Office 744 Postmark with Date of Receipt. of Pieces Listed by Sender Phelan Hallinan Diamond & Jones, LUP 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza 2 Philadelphia, PA 19103 Postmaster, per (name of receiving employee) PH# 1040929 / RE: KATRINA HANKO (COLUMBIA) / CQS - 02/26/2020 SALE / 1026 / 45 Day USPS's Tracking Number Firm-specific Identifier Address Parcel Airlift Postage (Name, Street, City, State, and ZIP CodeTM)
BERWICK AREA JOINT SEWER AUTHORITY 1. 1108 FREAS AVENUE \$0.50 BERWICK PA 18603
BERWICK AREA JOINT SEWER AUTHORITY C/O
ANTHONY J. MCDONALD, ESQUIRE
MARINOS, MCDONALD & KNECHT, LLP
106 WEST FRONT STREET
BERWICK 2. \$0.50

PS Form 3665, January 2017 (Page) of 1)

Certificate of Mailing - Firm

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2.	KATRINA HANKO, IN HER CAPACITY AS HEIR OF JOHN HANKO, DECEASED 1029 8TH AVE		\$0.50			
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3.	DOMESTIC RELATIONS OF COLUMBIA COUNTY COLUMBIA COUNTY COLUMBIA COUNTY COLUMBIA COUNTY COLUMBIA COLUMBI	F COLUMBIA COUNTY	\$0.50		《方腦》	
4.	COMMONWEALTH OF PENNS YLVANIA DEPARTMENT OF HUMAN SERVICES P.O. Box 2675		\$0.50	· · · · · · · · · · · · · · · · · · ·		
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5,	INTERNAL REVENUE SERVICE ADVISORY 1000 Liberty Avenue Room 704		\$0.50			
	Pittsburgh	PA 15222	1			

Certificate of Mailing - Firm Name and Address of Sender TOTAL NO. TOTAL NO Affix Stamp Here of Pieces Listed by Sender of Pieces Received at Post Office ** Postmark with Date of Receipt. Phelan Hallinan Diamond & Jones, LLP 1617 JFK Boulevard, Snite 1400 One Penn Center Plaza Philadelphia, PA 19103 3 Postmaster, per (name of receiving employee) PH # 1040929 / RE: KATRINA HANKO (COLUMBIA) / CQS = 02/26/2020 SALE / 1021 / Writ Team USPS® Tracking Number Firm-specific Identifier Address reel Airlift (Name, Street, City, State, and ZIP CodeTh)

U.S. DEPARTMENT OF JUSTICE U.S. ATTORNEY FOR THE MEDDLE DISTRICT OF PA FEDERAL BUILDING Postage 1. 228 Walnut Street, Suite 220 PO Box 11754 \$0.50 Harrisburg PA 17108-1754
COMMONWEALTH OF PENNSYLVANIA BURBAU OF
INDIVIDUAL TAX INHERITANCE TAX DIVISION 2. 6th Floor, Strawberry Square \$0.50 Dept #280601 Harrisburg PA 17128
DEPARTMENT OF HUMAN SERVICES TPL CASUALTY
UNIT ESTATE RECOVERY PROGRAM
F.O. Box 8456
Willow Oak Feeking
Hamsheer 3. \$0.50 17105-8486 PA Harnsburg

PS Form 3665, January 2017 (Page 2 of 2)

Phelan Hallinan Diamond & Jones, LLP One Penn Center at Suburban Station 1617 John F. Kennedy Boulevard Suite 1400 Philadelphia, PA 19103 215-563-7000 Main Fax 215-568-7616

Lily Hainey Legal Assistant Representing Lenders in Pennsylvania

OFFICE OF THE SHERIFF
COLUMBIA COUNTY COURTHOUSE

Re:

SPECIALIZED LOAN SERVICING LLC

v. KATRINA HANKO, in her capacity as Heir of JOHN HANKO, Deceased and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN HANKO, DECEASED

No.: 2019-CV-695

Dear Sir/Madam:

Enclosed is an Affidavit of Service for the above captioned matter for filing with your office.

Thank you for your cooperation.

Sincerely,

Lily Hainey

cc: Prothonotary of COLUMBIA COUNTY

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney for Plaintiff 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 215-563-7000

SPECIALIZED LOAN SERVICING LLC

COLUMBIA COUNTY

CIVIL DIVISION

NO. 2019-CV-695

COURT OF COMMON PLEAS

Plaintiff

KATRINA HANKO, in her capacity as Heir of

JOHN HANKO, Deceased

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,

AND ALL PERSONS, FIRMS, OR

ASSOCIATIONS CLAIMING RIGHT, TITLE OR

INTEREST FROM OR UNDER JOHN HANKO,

DECEASED

Defendants

AFFIDAVIT OF SERVICE OF NOTICE OF SHERIFF'S SALE PURSUANT TO Pa.R.C.P. 430

I hereby certify that a true and correct copy of the Notice of Sheriff Sale in the above captioned matter were served as follows:

a. on UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN HANKO, DECEASED in accordance with Court Order dated June 11, 2019 by first class mail on January 7, 2020. The property was posted on January 2, 2020;

The undersigned understands that this statement is made subject to the penalties of 18 Pa.C.S. §4904 relating to the unsworn falsification to authorities.

DATE: JAN 2 7 2020

By:
Peter Wapner, Esq., Id. No.318263
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP

Attorney for Plaintiff 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 215-563-7000

SPECIALIZED LOAN SERVICING LLC

: COLUMBIA COUNTY

Plaintiff : COURT OF COMMON PLEAS

v. : CIVIL DIVISION

KATRINA HANKO, in her capacity as Heir of : NO. 2019-CV-695

JOHN HANKO, in her capacity as Heir of JOHN HANKO, Deceased UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN HANKO,

DECEASED

Defendants

CERTIFICATION OF SERVICE

I hereby certify that true and correct copies of Plaintiff's Affidavit of Service of Notice of Sale and Certification of Compliance were served by regular mail on the person(s) on the date listed below:

KATRINA HANKO 1029 8TH AVE BERWICK, PA 18603-1117 UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR 345 NORTH VINE STREET ASSOCIATIONS CLAIMING RIGHT, TITLE BERWICK, PA 18603-3622 OR INTEREST FROM OR UNDER JOHN HANKO, DECEASED 345 NORTH VINE STREET BERWICK, PA 18603-3622

Date: _____JAN 2 7 2020

KATRINA HANKO

Peter Wapner, Esq., Id. No.318263

Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP

Peter Wapner, Esq., Id. No.318263 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 peter.wapner@phelanhallinan.com 215-563-7000 ATTORNEY FOR PLAINTIFF

SPECIALIZED LOAN SERVICING LLC

COURT OF COMMON PLEAS

Plaintiff

CIVIL DIVISION

V.

TERM

KATRINA HANKO, in her capacity as Heir of JOHN HANKO, Deceased

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN HANKO, DECEASED

No.: 2019-CV-695 No.: 2019-ED-140

COLUMBIA COUNTY

Defendant

CERTIFICATE OF COMPLIANCE

I certify that this filing complies with the provisions of the Case Records Public Access Policy of the Unified Judicial System of Pennsylvania that require filing confidential information and documents differently than non-confidential information and documents.

JAN 2 7 2020	Ву:
Date	Peter Wapner, Esq., Id. No.318263 Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A.

COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2019-CV-695

KATRINA HANKO, in her capacity as Heir of JOHN HANKO, Deceased

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR **COLUMBIA COUNTY**

INTEREST FROM OR UNDER JOHN HANKO.

DECEASED

ORDER

AND NOW, this

day of June, 2019, upon consideration of

Plaintiff's Motion for Service Pursuant to Special Order of court, it is hereby;

In

ORDERED that Plaintiff may obtain service of the Complaint and of the Notice of Sheriff's Sale as authorized by Pa.RCP. 3129.2 (c)(1)(i)(C), on the Defendant, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN HANKO, DECEASED, by publication of the Complaint in accordance with Pa.R.C.P. 430(b)(1); by First Class mail at the mortgaged premises located at 345 NORTH VINE STREET, BERWICK, PA 18603-3622, and by posting of the mortgaged premises at 345 NORTH VINE STREET, BERWICK, PA 18603-3622 by the Sheriff or by a non-party competent adult. Service by mail is complete upon the date of mailing.

It is further ORDERED and DECREED that counsel for Plaintiff is hereby directed to file a certificate of service with the Prothonotary's office to assure compliance with this court order.

BY THE COURT:

15/ Day E. Norton

PH # 1040929/KAC

Certificate of Mailing - Firm

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AFFIDAVIT OF SERVICE (FHLMC)

PLAINTIFF SPECIALIZED LOAN SERVICING LLC COLUMBIA COUNTY

PH # 1040929 C

DEFENDANT
KATRINA HANKO, in her capacity as Heir of JOHN HANKO,
Deceased
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL
PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER JOHN HANKO,
DECEASED

CHARLE LINKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL
TYPE OF ACTION

SERVE UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN HANKO, DECEASED AT:

TYPE OF ACTION
XX Notice of Sheriff's Sale
SALE DATE: 02/26/2020

DECEASED AT: 345 NORTH VINE STREET BERWICK, PA 18603-3622

PLEASE POST THE PROPERTY IN ACCORDANCE WITH COURT ORDER

SERVED

ODACY 22
Served and made known to UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN HANKO, DECEASED, ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN HANKO, DECEASED, ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN HANKO, DECEASED, ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST TROPICAL CONTROLL ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST TROPICAL CONTROLL ASSOCIATIONS CLAIMING RIGHT, THE DRIVEN ASSOCIATIONS CLAIMING RIGHT, THE DRIVEN ASSOCIATIONS CLAIMING RIGHT, THE DRIVEN ASSOCIATIONS CLAIMING RIGHT, THE DRIVEN ASSOCIATIONS CLAIMING RIGHT, THE DRIVEN ASSOCIATIONS CLAIMING RIGHT, THE DRIVEN ASSOCIATIONS CLAIMING RIGHT, THE DRIVEN ASSOCIATIONS CLAIMING RIGHT, THE DRIVEN ASSOCIATIONS CLAIMING RIGHT, THE DRIVEN ASSOCIATIONS CLAIMING RIGHT, THE DRIVEN ASSOCIATION CLAIMING RIGHT.
BERWICK, PA 18603-3622, in the manner described below:
Defendant personally served.
Adult family member with whom Defendant(s) reside(s).
The state of the s
Adult in charge of Defendant's residence who refused to give name or relationship.
a successful to the second form of the subject of t
A cent or person in charge of Defendant's office or usual place of business.
an officer of said Defendant's company
XX Other: POSTED THE PROPERTY
Description: Age Height Weight Race Sex Other
I. <u>NEUBAUE</u> a competent adult, hereby verify that I personally posted the property with a true and correct copy of the <u>Notice of Sheriff's Sale</u> in the manner as set forth herein, issued in the captioned case on the date and at the address indicated above. I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.
DATE: 01-02-2020 NAME: OLYN NEUBAUER TITLE: PROCESS SERVER
NOT SERVED
On theday of, 20, ato'clock, M., I,, a competent adult hereby state that Defendant NOT FOUND because:
state that Defendant NOT FOUND because:
Vocant Does Not Pixist Woven Does Not Reality
No Appropriate St
Service Refused Red Tag Door Deceased Defendant Unknown
Cluster Mail Box Can't Gain Access
I understand that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.
BY:
PRINTED NAME:

Date: 01-02-2020 **PH -** 1040929

John Hanko Unknown Heirs

Process Server Check List

if Service is Made:			Spousee Names If Applicable					¥ Apr	olicable					
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home could easily be classified as a junker, the front door was open and so I was able to walk inside. The inside is in a COMPLETE shambles and has the appearance of a tornadic

event like would be shown on the Weather Channel.

Vacant.

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

SPECIALIZED LOAN SERVICING LLC (et al.)

vs. KATRINA HANKO Case Number 2019CV695

SHERIFF'S RETURN OF SERVICE

12/19/2019 11:22 AM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: KATRINA HANKO AT 1029 8TH AVENUE, BERWICK, PA 18603.

SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

December 27, 2019

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL

SARAH JANE KLINGAMAN, NOTARY PUBLIC TOWN OF BLOOMSBURG, COLUMBIA COUNTY MY COMMISSION EXPIRES OCT. 4, 2020

Affirmed and subscribed to before me this

27TH day of

DECEMBER

2019

Sarah Jane Klingama

NOTARY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

SPECIALIZED LOAN SERVICING LLC (et al.) vs.
KATRINA HANKO

Case Number 2019CV695

SHERIFF'S RETURN OF SERVICE

01/16/2020 09:56 AM - DEPUTY MICHAEL TKACH, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 345 NORTH VINE STREET, BERWICK, PA 18603.

MICHAEL TKACH, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

January 16, 2020

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

SARAH JANE KLINGAMAN. NOTARY PUBLIC
TOWN OF BLOOMSBURG. COLUMBIA COUNTY
MY COMMISSION EXPIRES OCT. 4, 2020.

Affirmed and subscribed to before me this

ACTU dov.of IAN

16TH day of

JANUARY

2020

HALLINAN DIAMOND & JONES LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BLVD, PHILA
(c) County Suite Sheriff, Teleosoft, Inc.

NOTARY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

345 NORTH VINE STREET, BERWICK, PA 18603

NO EXPIRATION

SPECIALIZ	ZED LOAN SERVICING LLC (et al.)				Number
HANKO, K	ATRINA			2019	CV695
	SERVICE CO	VER SHE	EET		
Service De	tails:				
Category:	Real Estate Sale - Posting - Sale Bill	•	e in the second	Zone:	1
Manner:	< Not Specified >	Expires:		Warrant:	i and i
Notes:	SALE DATE & TIME: 02/26/2020 AT 9:00 AM SHERIFF'S SALE BILL				:
Serve To:		Final Servi	ce:		
Name:	(POSTING)	Served:	Personally · Adu	ult In Charge	Posted Other
Primary Address:	345 NORTH VINE STREET BERWICK, PA 18603	Adult In Charge:	1		
Phone:	DOB:	Relation:		· · ·	
Alternate Address:		Date:	1/16/20	Time:	9:56
Phone:		Deputy:	6	Mileage:	
Attorney /	Originator:	ن.		•	
Name:	PHELAN HALLINAN DIAMOND & JONES LLF	Phone:	215-563-7000		
Service At	tempts:	.00			a
Date:	1/16/20				
Time:	9:56				
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

vs. HANKO, K	ED LOAN SERVICING LLC (et al.) ATRINA		2		Number 9CV695
	SERVICE CO	OVER SHI	EET		
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erve To:		Final Serv	ice:		
lame:	KATRINA HANKO	Served:	Personally · Adu	lt In Charge	· Posted · Other
Primary Address:	1029 8TH AVENUE BERWICK, PA 18603	Adult In Charge:	Equal to the control of the control	tuma - nura ingerir a sweeta sa waxaanii ina oo ku i ann	
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Alternate Address:	345 NORTH VINE STREET BERWICK, PA 18603	Date:	12-19-19	Time:	11:22
Phone:		Deputy:	3	Mileage:	
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lame:	PHELAN HALLINAN DIAMOND & JONES LLF	Phone:	215-563-7000	e Personana, London e de commencia e vicini en . e vicin e a . e vicin e .	
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BILL NO. Tax Notice 2019 County & Municipality DATE 3970 03/01/2019 **BERWICK BORO** FOR: COLUMBIA County LESS DISCOUNT TAX AMOUNT DUE INCL PENALTY DESCRIPTION ASSESSMENT MILLS MAKE CHECKS PAYABLE TO: BERWICK BOROUGH 230.16 253.18 225.56 GENERAL 20.216 11.385 TAX COLLECTOR 20.22 22.24 SINKING 19.82 1615 LINCOLN AVENUE 25.27 26.53 FIRE 1.25 24.76 BERWICK PA 18603 LIGHT 1.25 24.76 25.27 26.53 HOURS:MON, TUE, THUR : 9:30 AM - 4 PM 345.69 362.97 **BORO RE** 17.1 338.78 CLOSED WEDNESDAY & FRIDAYS & HOLIDAYS NO PERSONAL CHECKS AFTER DEC.1, 2019 The discount & penalty 633.68 646.61 691.45 PHONE:570-752-7442 have been calculated PAY THIS AMOUNT April 30 June 30 June 30 for your convenience If paid on or before If paid on or before If paid after CNTY TWP TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED This tax returned 2 % 2 % to courthouse on: Discount 10 % 5 % Penalty January 1, 2020 HANKO JOHN PARCEL: 04B-04 -057-00,000 345 VINE STREET CK 633.68 BERWICK PA 18603 345 N VINE ST 2.900 .1664 Acres Land: Buildings 17,316 20,216 **FILE COPY** Total Assessment If you desire a receipt, send a self-addressed stamped envelope with your payment THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT 7635704401

2019 SCHOOL REAL ESTATE TAX NOTICE Berwick Area School District Berwick Borough

Make Check Payable To: The Berwick Area School District

The Berwick Area School District Connie C. Gingher, Tax Collector 1615 Lincoln Avenue Berwick, PA 18603

Telephone: 570-752-7442

Taxes are due and payment is requested from:

9 04804 05700000 1595 C04 HANKO JOHN 345 N VINE ST BERWICK, PA 18603-3622 Bill Date: 7/1/2019

Bill #: 1595

 COUPON MUST BE RETURNED WITH PAYMENT

 Parcel #: 04B04 05700000
 Prop. Type

 Property Location and Description:
 Assessment:

 345 N VINE ST
 L=
 2,900

R= .166 17,316 20,216 Mills/Rate Tax Description Amount SCHOOL REAL ESTATE 877.37 43,400 HOMESTEAD EXCLUSION NA NA **FARMSTEAD EXCLUSION** NA NA 2% Discounted Amount 859.82 If Paid By 8/31/2019 FACE Amount If Paid By 10/31/2019 877.37 10% Penalty Amount If Paid After 10/31/2019 965.11

Last Day to Pay: 12/31/2019
For a receipt, return the entire bill with at Deen for and a self-addressed stamped envelope.

Office Hours:
-Monday, Tuesday, and Thursday total 9:30 and Recommendation of the Closed Wagning of the Priday of the Closed Wagning of the Closed Holdays

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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

GINGHER, CONNIE C.

2019CV695

1615 LINCOLN AVENUE, BERWICK, PA 18603

SPECIALIZ vs. HANKO, K	ZED LOAN SERVICING LLC (et al.) ATRINA	Case Number 2019CV695			
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Serve To:		Final Servi	gg:		
Name:	Connie C. Gingher	Served:	Personally · Adi	ult In Charge ·	Posted · Other
Primary Address:	1615 Lincoln Avenue Berwick, PA 18603	Adult In Charge:	Tradeministration of the state	a transport of the contract of	1
Phone:	570-752-7442 DOB :	Relation:			**************************************
Alternate Address:		Date:	12-19-19	Time:	10:55
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Attorney/	Originator:		The Assessment of the State of		
Name:	PHELAN HALLINAN DIAMOND & JONES LLF	Phone:	215-563-7000		
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr.
Chief Deputy

SPECIALIZ vs. HANKO, K	ZED LOAN SERVICING LLC (et al.) ATRINA				Number 9CV695
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Primary Address:	345 NORTH VINE STREET BERWICK, PA 18603	Adult In Charge:	The state of the s	ha fan de fag der fram glyghegen gryfeste begregen fram o'' y en myd generalle fan de fan fan fan fan fan fan fan fan fan fan	
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345 NORTH VINE STREET, BERWICK, PA 18603

PRESS - ENTERPRISE

3185 Lackawanna Ave Bloomsburg, PA 17815

Classifieds: (570) 784-6151 Toll Free: 888-231-9767 ext 1299

Fax: (570) 784-6152

Proof of Ad 12/19/19

Ad ID:

1186636

Description:

KATRINA HANKO SALE

Run Dates:

02/05/20 to 02/19/20

Class:

213

Agate Lines:

Blind Box:

Company: TIM CHAMBERLAIN - COLUM COUNTY SHER Address:

PO BOX 380

BLOOMSBURG, PA 17815

Account:

Name:

Telephone: (570) 389-5622

Total Ad Cost **Amount Paid**

\$1,387.85

\$0.00

Publication Press Enterprise

Stop 02/05/2002/19/20 Inserts

Cost \$1,387,85

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, FEBRUARY 26, 2020 AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN lot, piece or parcel of land lying and being situate on the westerly side of Vine Street in the Borough of Berwick, County of Columbia and State of Penni sylvania, bounded and described as follows, to with

On the North by land now or late of C.P. Dieterick, on the East by Vine Street, in the South by land now or late of R. Bruce Johnson and on the West by Grant Street. Same being 491/2 feet in width on Vine Street and extending in depth of an equal width 145 feet.

TITLE TO SAID PREMISES IS VESTED IN John Hanko, by Deed from John Hanko and Brigitte C. Hanko, nka Brigitte C. Sartain, Dated 10/03/1991, Recorded 12/11/1991, in Book 489, Page 607.

Mortgagor JOHN HANKO died on 07/22/2016, and upon information and belief, his surviving heirs are JOHN HANKO, JR and KATRINA HANKO.

Tax Parcel: 048-04-0570-000

Premises Being: 345 NORTH VINE STREET, BERWICK, PA 18603-3622

PROPERTY ADDRESS: 345 NORTH VINE STREET, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 048-04-057-00-000

Seized and taken into execution to be sold as the property of KATRINA HANKO in suit of SPECIALIZED LOAN SERVICING LLC.

TERMS OF SALE MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) ercent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale, REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. IMPORTANT NOTICE FOR FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER DO NOT BID UNILESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED THAN DEPOIL IN the prescribe bid riving part the phenomena. TIME PERIOD. If the successful bidder fails to pay the bid price as per the above terms the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action agiainst the bidder for breach of contract. In the case of default all sums paid by the bidder will be bloder for breach or contract in the case or certain an surin percury or encoura with considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If prowhile the descriptions are made in region to end of the code is not a label to charing each pro-ceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

> TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, Pervisylvania

Attorney for the Plaintiff: PHELAN HALLINAN DIAMOND & JONES LLP PHILADELPHIA, PA 215-563-7000

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

SPECIALIZ vs. HANKO, K	ZED LOAN SERVICING LLC (et al.) ATRINA				Number 9CV695
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DOMESTIC RELATIONS OF

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

SPECIALIZ vs. HANKO, K	ZED LOAN SERVICING LLC (et al.) ATRINA				Number 9CV695
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Attorney / Name:	Priginator: PHELAN HALLINAN DIAMOND & JONES LLF	Phone:	215-563-7000		
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

vs. HANKO, K	ZED LOAN SERVICING LLC (et al.) ATRINA				Number 9CV695
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ame:	PHELAN HALLINAN DIAMOND & JONES LLF	Phone:	215-563-7000		Barton Amerika da Amer
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TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

PHONE (570) 389-5622

COURT HOUSE - P.O. BOX 380 BLOOMSBURG, PA 17815 FAX (570) 389-5625 24 HOUR PHONE (570) 784-6300

PRESS ENTERPRISE Lackawanna Avenue Bloomsburg, PA 17815

Date: 12-18-19

Re: Sheriff's Sale Advertising Dates

Specialized Loan Serving LLC vs. Katrina Hanko - heir of John Hanko No. 140 of 2019 E.D. and No. 695 of 2019 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st Week Feb. 5 2020

2nd Week Feb. 12th 2020

3rd Week Feb. 19n 2020

SALE DATE:

Feb. 26 2020 @ 9:00an

Feel free to contact me if you have any questions.

Respectfully,

Timothy T. Chamberlain Sheriff of Columbia County

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE) Pa.R.C.P. 3180-3183 and Rule 3257

x 100 x 10 x 10 x 10 x 10 x 10 x 10 x 1	ice receipt of	-01
Specialized Loan Servicing LLC		COURT OF COMMON PLEAS
VS.		CIVIL DIVISION
Katrina Hanko, in Her Capacity as Heir of John Hanko, Deceased Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under John Hanko, Deceased Commonwealth of Pennsylvania:		NO.: 2019-CV-695 2019 – ED– 140 COLUMBIA COUNTY
County of Columbia		

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the

PREMISES: 345 North Vine Street, Berwick, PA 18603-3622 (See Legal Description attached)

following property (specifically described property below):

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

Dated 12/10/2019 (SEAL)

PH # 1040929

(Clerk) Office of the Prothy Support, Common Pleas Court of Columbia County, Penna.

Proth & Clerk of Sev. Courts My Com. Ex. 1st Monday in 2020

LEGAL DESCRIPTION

ALL THAT CERTAIN lot, piece or parcel of land lying and being situate on the westerly side of Vine Street in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

On the North by land now or late of C.P. Dieterick; on the East by Vine Street; in the South by land now or late of R. Bruce Johnson and on the West by Grant Street. Same being 491/2 feet in width on Vine Street and extending in depth of an equal width 145 feet.

TITLE TO SAID PREMISES IS VESTED IN John Hanko, by Deed from John Hanko and Brigitte C. Hanko, nka Brigitte C. Sartain, Dated 10/03/1991, Recorded 12/11/1991, in Book 489, Page 607.

Mortgagor JOHN HANKO died on 07/22/2016, and upon information and belief, his surviving heirs are JOHN HANKO, JR and KATRINA HANKO.

Tax Parcel: 048-04-057-00-000

Premises Being: 345 NORTH VINE STREET, BERWICK, PA 18603-3622

048-04-057-00-

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2019-CV-695

Specialized Loan Servicing LLC

v

Katrina Hanko, in Her Capacity as Heir of John Hanko, Deceased Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under John Hanko, Deceased

owner(s) of property situate in the **BERWICK BOROUGH**, COLUMBIA County, Pennsylvania, being

345 North Vine Street, Berwick, PA 18603-3622

Parcel No. 048-04-057-00-000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$93,068.38

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2019CV695

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, FEBRUARY 26, 2020 AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN lot, piece or parcel of land lying and being situate on the westerly side of Vine Street in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

On the North by land now or late of C.P. Dieterick; on the East by Vine Street; in the South by land now or late of R. Bruce Johnson and on the West by Grant Street. Same being 491/2 feet in width on Vine Street and extending in depth of an equal width 145 feet.

TITLE TO SAID PREMISES IS VESTED IN John Hanko, by Deed from John Hanko and Brigitte C. Hanko, nka Brigitte C. Sartain, Dated 10/03/1991, Recorded 12/11/1991, in Book 489, Page 607.

Mortgagor JOHN HANKO died on 07/22/2016, and upon information and belief, his surviving heirs are JOHN HANKO, JR and KATRINA HANKO.

Tax Parcel: 048-04-0570-000

Premises Being: 345 NORTH VINE STREET, BERWICK, PA 18603-3622 PROPERTY ADDRESS: 345 NORTH VINE STREET, BERWICK, PA 18603

Seized and taken into execution to be sold as the property of KATRINA HANKO in suit of SPECIALIZED LOAN SERVICING LLC.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder failts to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in conneciton with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff: PHELAN HALLINAN DIAMOND & JONES LLP PHILADELPHIA, PA 215-563-7000



Richard Citron, Esq. Managing Partner, NJ and PA Offices Admitted in PA, NJ and NY State of Hends 133 Gaither Drive, Suite F Mount Laurel, NJ 08054 Phone: 855-223-6906 Fax: 866-381-9549 www.raslegalgroup.com

James Robertson, Esq. deceased Everett Anschutz, Esq. TX Bar David J. Schneid, Esq. FL Bar John T. Crane, Esq. GA, and TX Bar

March 25, 2021

VIA FACSIMILE 570-389-5625

COLUMBIA County Sheriff's Office Attn: Real Estate Department

RE:

SPECIALIZED LOAN SERVICING LLC vs. KATRINA HANKO, IN HER CAPACITY AS HEIR OF JOHN HANKO, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN HANKO, DECEASED

Columbia Docket: 2019-CV-695

Property Address: 345 N VINE STREET, BERWICK PA, 18603

Our File No.: 20-062592 - KaM

Dear Sir/Madam:

Please be advised our office represents Plaintiff in the above referenced matter. Plaintiff requests that the sale scheduled for 3/31/2021 be postponed until 07/28/2021.

Should you have any questions or concerns, please contact our office via telephone or via email at PASales@raslg.com

Very Truly Yours,

Katie Myers

*This firm is a debt collector attempting to collect a debt and any information received will be used for that purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, this correspondence is not and should not be construed to be an attempt to collect a debt, but only enforcement of lien against property.

To: 15703895625 Page: 1 of 3 2021-03-25 20:44:12 GMT 15615365724 From: RAS Citron South

FAX COVER SHEET

TO	
COMPANY	
FAXNUMBER	15703895625
FROM	RAS Citron South
DATE	2021-03-25 20:43:51 GMT
RE	Postponement Letter 2019-CV-695

COVER MESSAGE

Hello,

Please, See attached postponement letter for above referenced docket number.

Thank you,

Katie Myers
Legal Assistant – PA



Robertson, Anschutz, Schneid, Crane & Partners, PLLC

Richard Citron, Esquire - Managing Partner, NJ and PA Offices

A professional limited liability company organized in the State of Florida

133 Gaither Drive, Suite F Mt. Laurel, NJ 08054

Phone: 855-225-6906 ext. 1111

Fax: 866-381-9549

Email: kmyers@rasig.com

Hours: 8:30am-5:00p

In some circumstances this firm may be deemed a "debt collector" as defined by the Fair Debt Collection Practices Act and other applicable law. In such a case, this is an attempt to collect a debt. Any communication obtained may be used for that purpose.

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FAX COVER SHEET

ТО		
COMPANY		
FAXNUMBER	15703895625	
FROM	RAS Citron South	·
DATE	2021-01-25 15:49:45 GMT	
RE	2019-CV-695	

COVER MESSAGE

Katie Myers Legal Assistant – PA



Robertson, Anschutz, Schneid, Crane & Partners, PLLC

Richard Citron, Esquire – Managing Partner, NJ and PA Offices

A professional limited liability company organized in the State of Florida

133 Gaither Drive, Suite F Mt. Laurel, NJ 08054

Phone: 855-225-6906 ext. 1111

Fax: 866-381-9549

Email: kmyers@raslg.com



Richard Cilron, Esq. Managing Partner, NJ and FA Offices Admitted in PA, NJ and NY 133 Gaither Drive, Suite F Mount Laurel, NJ 08054 Phone: 855-225-0906 Fax, 866-381-9549 www.rastegalgroup.com

James Robertson, Esq. deceased Everett Auschutz, Esq. TX Bar David J. Schneid, Esq. FL Ear John f. Crane, Esq. TX Bar

January 25, 2021

VIA FACSIMILE 570-389-5625

COLUMBIA County Sheriff's Office Attn: Real Estate Department

RE:

SPECIALIZED LOAN SERVICING LLC vs. KATRINA HANKO, IN HER CAPACITY AS HEIR OF JOHN HANKO, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN HANKO, DECEASED

Columbia Docket: 2019-CV-695

Property Address: 345 N VINE STREET, BERWICK PA, 18603

Sheriff Sale No.:

Our File No.: 20-062592 - KaM

Dear Sir/Madam:

Please be advised our office represents Plaintiff in the above referenced matter. Plaintiff requests that the sale scheduled for 1/27/21 be postponed until 3/31/2021.

Should you have any questions or concerns, please contact our office via telephone or via email at PASales@raslg.com

Very Truly Yours.

Katie Myers

*This firm is a debt collector attempting to collect a debt and any information received will be used for that purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, this correspondence is not and should not be construed to be an attempt to collect a debt, but only enforcement of lien against property.



Richard Citron, Esq. Managing Pariner, NJ and PA Offices Admitted in PA, NJ and NY 133 Gaither Drive, Suite F Mount Laurel, NJ 08054 Phone: 855-225-0906 Fan: 866-381-9549 www.rastegalgroup.com

James Robertson, Esq. deceased Everett Anschutz, Esq. TX Bar David J. Schneid, Esq. FL Bar John T. Crane, Esq. TX Bar

January 8, 2021

VIA FACSIMILE 570-389-5625

COLUMBIA County Sheriff's Office Attn: Real Estate Department

RE:

SPECIALIZED LOAN SERVICING LLC vs. KATRINA HANKO, IN HER CAPACITY AS HEIR OF JOHN HANKO, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN HANKO, DECEASED

Columbia Docket: 2019-CV-695

Property Address: 345 N VINE STREET, BERWICK PA, 18603

Our File No.: 20-062592 - EdC

Dear Sir/Madam:

Please be advised our office represents Plaintiff in the above referenced matter. Plaintiff requests that the sale scheduled for 01/27/2021 be postponed until 3/31/2021.

Should you have any questions or concerns, please contact our office via telephone or via email at <u>PASales@raslg.com</u>

Very Truly Yours,

Edward Cotter

2021-01-08 21:55:09 GMT

15615365724

From: RAS Citron South

FAX COVER SHEET

Page: 1 of 3

ТО	***************************************	
COMPANY		
FAXNUMBER	15703895625	
FROM	RAS Citron South	
DATE	2021-01-08 21:55:00 GMT	
RE	Case#2019-CV-695 Sale Postponement	

COVER MESSAGE

Hello,

Please see attached postponement letter for case#2019-CV-695. Thank you.

Ed Cotter Paralegal -- PA Post Sale



Robertson, Anschutz, Schneid, Crane & Partners, PLLC

Richard Citron, Esquire - Managing Partner, NI and PA Offices A professional limited liability company organized in the State of Florida

133 Gaither Drive, Suite F Mt. Laurel, NJ 08054

Phone: 855-225-6906 Ext. 1311

Fax: 866-381-9549

Email: ecotter@raslg.com

Pursuant to the Fair Debt Collection Practices Act, it is required that we state the following to you: This is a communication from a debt collector. Any information received will be used for that purpose. If you have received a discharge in bankruptcy, and this debt was not reaffirmed, this correspondence is not and should not be construed to be an attempt to collect a debt, but only enforcement of a lien against real property.

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Jenine R. Dovey, Fsq. *=#
David Neeren, Esq. *,#
Naser Selmanovic, Esq. *
Hrandon Pack, Esq. *,#
Jennifer A. Stead, Esq. *,#
Jennifer A. Stead, Esq. *,*
Lana Suldaman, Esq. *,*
Lama M. Figerman, Fsq. *
Alcida Jennings, Esq. *
Rubert Flacco, Fsq. #
Hareld Kaplan, Esq. *,#
Shattan Deline *,*,*
Abraham Vais *,*

Admitted in NJ

+ Admitted in FL

/ Admitted in FA

- Admitted in Cl

S Admitted in NX

November 04, 2020



133 Gaither Dr., Suite F Mt. Laurel, NJ 08054 855-225-6906 Facsimile 866-381-9549 E-Mail: PASales@rasnj.com Richard M. Citron, Esq.
Member of New Jersey Bar
Member of Pennsylvania Bar
Member of New York Bar
Jim L. Robertson, Esq.*
Wember of Texas Bar
Everett L. Anschutz, Esq.
Member of Texas Bar
David J. Schneid, Esq.
Member of Florida Bar

*Deceased

VIA FACSIMILE 570-389-5625

COLUMBIA County Sheriff's Office Attn: Real Estate Department

RE:

SPECIALIZED LOAN SERVICING LLC vs. KATRINA HANKO, IN HER CAPACITY AS HEIR OF JOHN HANKO, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN HANKO, DECEASED

Columbia Docket: 2019-CV-695

Property Address: 345 N VINE STREET, BERWICK PA, 18603

Sheriff Sale No.:

Our File No.: 20-062592 - AdD

Dear Sir/Madam:

Please be advised our office represents Plaintiff in the above referenced matter. Plaintiff requests that the sale scheduled for 11/04/2020 be postponed until 1/27/2021 by court order. Court order to follow.

Should you have any questions or concerns, please contact our office via telephone or via email at PASales@rasnj.com

Very Truly Yours,

Adam Digirolamo

FAX COVER SHEET

TO	
COMPANY	
FAXNUMBER	15703895625
FROM	RAS Citron South
DATE	2020-11-04 15:10:11 GMT
RE	20-062592 Postponement Notice 2019-CV-695 / 345 N VINE
ST, BERWICK,	PA 18603

COVER MESSAGE

Good morning,

Please see the attached Court Order postponing the Sheriff's Sale from 11/04/2020 to 1/27/2021.

Thank you,

Adam DiGirolamo



RAS Citron, LLC 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054

Phone: 855-225-6906 x1224

Fax: 866-381-9549

Email: adigirolamo@rasnj.com

Pursuant to the Fair Debt Collection Practices Act, it is required that we state the following to you: "This is a communication from a debt collector. This is an attempt to collect a debt and any information obtained may be used for that purpose."

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A professional limited liability company organized in the

Richard Citron, Esq. Managing Partner, NJ and PA Offices Admitted in PA, NJ and NY

State of Florida 133 Gaither Drive, Suite F Mount Laurel, NJ 08054 Phone: 855-225-6906 Fax: 866-381-9549 www.raslegalgroup.com

James Robertson, Esq. deceased Everett Anschutz, Esq. TX Bar David J. Schneid, Esq. FL Bar John T. Crane, Esq. TX Bar

COLUMBIA County Sheriff's Office **COLUMBIA County Courthouse** 35 West Main Street Bloomsburg, PA, 17815

Re: SPECIALIZED LOAN SERVICING LLC VS. KATRINA HANKO, IN HER CAPACITY AS HEIR OF JOHN HANKO, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN HANKO, DECEASED COLUMBIA County Docket No.: 2019-CV-695

Dear Sir or Madam,

Enclosed please find a copy of the Notice of the Date of Continued Sheriff's Sale, and the Certificate of Filing for the above captioned matter.

Thank you for your assistance with this matter.

Very truly yours,

Edward Cotter

Legal Assistant

Enclosures







Robertson, Anschutz, Schneid, Crane & Partners, PLLC

133 Gaither Drive, Suite F Mount Laurel, NJ 08054 Phone: (855) 225-6906

Fax: (866) 381-9549

ATTORNEYS FOR PLAINTIFF

Robert Flacco, Esquire, PA ID No.: 325024 Jenine R. Davey, Esquire, PA ID No.: 87077

SPECIALIZED LOAN SERVICING LLC

Plaintiff,

Defendant(s)

v.

KATRINA HANKO, IN HER CAPACITY AS HEIR OF JOHN HANKO, DECEASED: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN HANKO, DECEASED

COURT OF COMMON PLEAS COLUMBIA COUNTY

NO: 2019-CV-695

Certificate of Filing

On this day, I filed with the Prothonotary of COLUMBIA county a copy of the Notice of the Date of Continued Sheriff's Sale in the above-captioned matter.

> Robertson, Anschutz, Schneid, Crane & Partners, PLLC

A Florida professional limited liability company

By:

Robert Flacco, Esquire, ID No. 325024 Jenine R. Davey, Esquire., ID No. 87077

Attorneys for Plaintiff

20-062592 - EdC

SPECIALIZED LOAN SERVICING LLC Plaintiff,	NO: 2019-CV-695			
v.	ORDER	y ee w		
KATRINA HANKO, IN HER CAPACITY		, <u>†</u>	<u> </u>	
AS HEIR OF JOHN HANKO, DECEASED;			(T)	
UNKNOWN HEIRS, SUCCESSORS,			1-3	٠.
ASSIGNS, AND ALL PERSONS, FIRMS,			٦٦	-
OR ASSOCIATIONS CLAIMING RIGHT,	}			
TITLE OR INTEREST FROM OR UNDER				<i>"</i>
JOHN HANKO, DECEASED			υn	- •
Defendant(s)			Ċ.)	

ORDER

AND NOW, this 27 day of October, 2010, upon consideration of Plaintiff's Motion for Postponement of Sheriff's sale it is hereby:

ORDERED that the Sheriff's sale currently scheduled for November 04, 2020, is extended two (2) months to the regularly scheduled Columbia County Sheriff Sale scheduled for January 27, 2021. No further advertising or additional notice to lienholders or Defendant(s) is required provided the postponement is announced at the Sheriff Sale.

BY THE COURT

T

Jenine R. Davey, Fsq. 4,- # David Neeren, Eug. 5.4 Naser Seimanovic, Lsq. Brandon Pack, Esq. *,# dennifer A. Stead, Esq. *.* Christopher Ford, Esq. * Lana Sukliman, Esq. * Laura M. Egorman, Fsq. 6 Aleisha Jennings, Esq. Robert Flaceo, Feq. # Harold Kaplan, Esq. * # Shama Deluca ",+, Abraham Vais -,-

Admitted to NJ Admitted in III. c' Admitted in PA Appainted in UA "Admitted in NY



133 Gaither Dr., Suite F Mt. Laurel, NJ 08054 855-225-6906 Facsimile 866-381-9549 F-Mail: PASales/d.rasnj.com

Richard M. Citron, Esq. Member of New Jersey Bar Member of Pennsylvania Bar Member of New York Bar Jim L. Robertson, Esq.4 Member of Texas Bar Everett L. Anschutz, Esq. Member of Texas Bar David J. Schneid, Esq. Member of Florida Bar

* Deceased

October 14, 2020

VIA FACSIMILE 570-389-5625

COLUMBIA County Sheriff's Office Attn: Real Estate Department

RE:

SPECIALIZED LOAN SERVICING LLC vs. KATRINA HANKO, IN HER CAPACITY AS HEIR OF JOHN HANKO. DECEASED; UNKNOWN HEIRS, SUCCESSORS. ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN HANKO, DECEASED

Columbia Docket: 2019-CV-695

Property Address: 345 N VINE STREET, BERWICK PA, 18603

Sheriff Sale No.:

Our File No.: 20-062592 - AdD

Dear Sir/Madam:

Please be advised our office represents Plaintiff in the above referenced matter. Plaintiff requests that the sale scheduled for 11/04/2020 be postponed until 1/27/2021 by court order. Court order to follow.

Should you have any questions or concerns, please contact our office via telephone or via email at PASales@rasnj.com

Very Truly Yours,

Adam Digirolamo

FAX COVER SHEET

TO		
COMPANY		
FAXNUMBER	15703895625	
FROM	RAS Citron South	
DATE	2020-10-14 16:22:28 GMT	
RE	20-062592 Postponement Notification	

COVER MESSAGE

Good afternoon,

Please see the attached Postponement Notification. Court order to follow.

Thank you,

Adam DiGirolamo



RAS Citron, LLC 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054

Phone: 855-225-6906 x1224

Fax: 866-381-9549

Email: adigirolamo@rasnj.com

Pursuant to the Fair Debt Collection Practices Act, it is required that we state the following to you: "This is a communication from a debt collector. This is an attempt to collect a debt and any information obtained may be used for that purpose."

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SPECIALIZED LOAN SERVICING LLC

PLAINTIFF

COURT OF COMMON PLEAS

: CIVIL DIVISION

:

V.

CASE NO. 2019-CV-695

KATRINA HANKO, in her capacity as Heir of JOHN

HANKO, Deceased

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN HANKO, DECEASED

DEFENDANT(S)

2019-ED-140

COLUMBIA COUNTY

AFFIDAVIT PURSUANT TO RULE 3129.1

SPECIALIZED LOAN SERVICING LLC, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 345 NORTH VINE STREET, BERWICK, PA 18603-3622.

Name and address of Owner(s) or reputed Owner(s):

Name

Address (if address cannot be reasonably ascertained, please so indicate)

KATRINA HANKO, IN HER CAPACITY AS HEIR OF JOHN HANKO, DECEASED

345 NORTH VINE STREET, BERWICK, PA 18603-3622

1029 8TH AVE, BERWICK, PA 18603-1117

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN HANKO, DECEASED

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, 345 NORTH VINE STREET, BERWICK, PA AND ALL PERSONS FIRMS, OR 18603-3622

 Name and address of Defendant(s) in the judgment: Name

> KATRINA HANKO, IN HER CAPACITY AS HEIR OF JOHN HANKO, DECEASED

Address (if address cannot be reasonably ascertained, please so indicate)
345 NORTH VINE STREET, BERWICK, PA
18603-3622

1029 8TH AVE, BERWICK, PA 18603-1117

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN HANKO, DECEASED

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, 345 NORTH VINE STREET, BERWICK, PA AND ALL PERSONS, FIRMS, OR 18603-3622

3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold: Address (if address cannot be Name reasonably ascertained, please indicate) NONE. 4. Name and address of last recorded holder of every mortgage of record: Address (if address cannot be reasonably ascertained, please indicate) NONE. Name and address of every other person who has any record lien on the property: 5. Address (if address cannot be Name reasonably ascertained, please indicate) NONE. Name and address of every other person who has any record interest in the property and whose interest may be affected by the 6. Name Address (if address cannot be reasonably ascertained, please indicate)

j

NONE.

7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale: Name Address (if address cannot be reasonably ascertained, please indicate) TENANT/OCCUPANT 345 NORTH VINE STREET BERWICK, PA 18603-3622 DOMESTIC RELATIONS OF COLUMBIA COUNTY COURTHOUSE **COLUMBIA COUNTY** P.O. BOX 380 **BLOOMSBURG, PA 17815** COMMONWEALTH OF PENNSYLVANIA P.O. BOX 2675 DEPARTMENT OF HUMAN SERVICES HARRISBURG, PA 17105 INTERNAL REVENUE SERVICE ADVISORY 1000 LIBERTY AVENUE ROOM 704 PITTSBURGH, PA 15222 U.S. DEPARTMENT OF JUSTICE 228 WALNUT STREET, SUITE 220 U.S. ATTORNEY FOR THE MIDDLE PO BOX 11754 DISTRICT OF PA HARRISBURG, PA 17108-1754 FEDERAL BUILDING COMMONWEALTH OF PENNSYLVANIA 6TH FLOOR, STRAWBERRY SOUARE BUREAU OF INDIVIDUAL TAX DEPT. #280601 INHERITANCE TAX DIVISION HARRISBURG, PA 17128 DEPARTMENT OF HUMAN SERVICES P.O. BOX 8486 TPL CASUALTY UNIT WILLOW OAK BUILDING ESTATE RECOVERY PROGRAM **HARRISBURG, PA 17105-8486** KATRINA HANKO, IN HER CAPACITY AS 1029 8TH AVE HEIR OF JOHN HANKO, DECEASED BERWICK, PA 18603-1117 I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S.A. § 4904 relating to unsworn falsification to authorities. DEC 09 2019 Date: Phelan Hallinan Diamond & Jones, LLP Peter Wapner, Esq., Id. No.318263 Attorney for Plaintiff PHELAN HALLINAN DIAMOND & JONES, LLP 1617 JFK Boulevard, Suite 1400

One Penn Center Plaza, Philadelphia, PA 19103 215-563-7000

Phelan Hallinan Diamond & Jones, LLP 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 215-563-7000 Fax: 215-568-7616

Timonthy Chamberlain Acting Sheriff PO Box 380 W. Main Street Bloomsburg, PA 17815

Re: SPECIALIZED LOAN SERVICING LLC v. KATRINA HANKO et al.

No.: 2019-CV-695

Dear Sir/Madam:

Enclosed please find a Certificate of Filing pursuant to Pa. R.C.P. 3129.3(b)(2)(i) regarding the above matter.

Kindly send me a time-stamped copy of the Certificate of Filing in the stamped self-addressed envelope, which I have enclosed.

Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

Property is listed for the 11/04/2020 Sheriff Sale.

Very truly yours,

Phelan Hallinan Diamond & Jones, LLP

By:

Legal Assistant

CC: KATRINA HANKO, in her capacity as Heir of JOHN HANKO, Deceased and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN HANKO, DECEASED

PHELAN HALLINAN DIAMOND & JONES, LLP Peter Wapner, Esq., Id. No.318263 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 peter.wapner@phelanhallinan.com 215-563-7000

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

SPECIALIZED LOAN SERVICING LLC Plaintiff	: CIVIL DIVISION
	: CIVIL DIVIDION
v.	: No.: <u>2019-CV-695</u>
KATRINA HANKO, in her capacity as Heir of JOHN	•
HANKO, Deceased	:
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL	
PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING	
RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN	
HANKO, DECEASED	
Defendant(s)	

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

The Sheriff's Sale scheduled for 09/09/2020 at 09:00 AM in the above-captioned matter has been continued until 11/04/2020 at 09:00 AM.

Date:	SEP 1 7 2020	α
		Peter Wapner, Esq., Id. No.318263
		Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP Peter Wapner, Esq., Id. No.318263 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 peter.wapner@phelanhallinan.com

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

SPECIALIZED LOAN SERVICING LLC

Plaintiff : CIVIL DIVISION

v. : No.: <u>2019-CV-695</u>

KATRINA HANKO, in her capacity as Heir of JOHN HANKO, Deceased UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN HANKO, DECEASED

Defendant(s)

215-563-7000

CERTIFICATION OF SERVICE

I hereby certify that true and correct copies of the foregoing Notice of the Date of Continued Sheriff's Sale and Certificate of Filing were served by regular mail on the person(s) on the date listed below:

KATRINA HANKO 1029 8TH AVE BERWICK, PA 18603-1117 UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR 345 NORTH VINE STREET ASSOCIATIONS CLAIMING RIGHT, TITLE BERWICK, PA 18603-3622 OR INTEREST FROM OR UNDER JOHN HANKO, DECEASED 345 NORTH VINE STREET BERWICK, PA 18603-3622

KATRINA HANKO

Date: SEP 1 7 2020

Peter Wapner, Esq., Id. No.318263

PHELAN HALLINAN DIAMOND & JONES, LLP

Peter Wapner, Esq., Id. No.318263 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 peter.wapner@phelanhallinan.com 215-563-7000 ATTORNEY FOR PLAINTIFF

SPECIALIZED LOAN SERVICING LLC

COURT OF COMMON PLEAS

Plaintiff CIVIL DIVISION

v. TERM

KATRINA HANKO, in her capacity as Heir of JOHN HANKO, Deceased UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN HANKO, DECEASED

No.: 2019-CV-695 No.: 2019-ED-140

COLUMBIA COUNTY

Defendant

CERTIFICATE OF COMPLIANCE

I certify that this filing complies with the provisions of the *Case Records Public Access Policy* of the *Unified Judicial System of Pennsylvania* that require filing confidential information and documents differently than non-confidential information and documents.

Date

By:

Peter Wapner, Esq., Id. No.318263

Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP Peter Wapner, Esq., Id. No.318263 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 peter.wapner@phelanhallinan.com 215-563-7000

SPECIALIZED LOAN SERVICING LLC

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

Plaintiff	: CIVIL DIVISION
v.	: No.: <u>2019-CV-695</u>
KATRINA HANKO, in her capacity as Heir of HANKO, Deceased UNKNOWN HEIRS, SUCCESSORS, ASSIGNS PERSONS, FIRMS, OR ASSOCIATIONS CLARIGHT, TITLE OR INTEREST FROM OR UNHANKO, DECEASED Defendant(s)	S, AND ALL MIMING
CERTIFICATE	OF FILING
On this date, I filed with the Prothonotary of the Date of Continued Sheriff's Sale in the above	of COLUMBIA County a copy of the Notice e-captioned matter.
Date:SEP 1 7 2020	
	Peter Wapner, Esq., Id. No.318263 Attorney for Plaintiff

SPECIALIZED LOAN SERVICING LLC

Plaintiff

v.

KATRINA HANKO, in her capacity as Heir of JOHN HANKO, Deceased UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN HANKO, DECEASED

COURT OF COMMON PLEAS

CIVIL DIVISION

NO. 2019-CV-695

: COLUMBIA COUNTY

120 SEP - U /A S

Defendants

<u>ORDER</u>

AND NOW, this 3rd

day of September 2020, after consideration of Plaintiff's

Motion to Postpone Sheriff's Sale of the mortgaged property, it is hereby

ORDERED that the sale of 345 NORTH VINE STREET, BERWICK, PA 18603-3622 is postponed to the Sheriff's Sale scheduled for November 4, 2020.

No further advertising or additional notice to lienholders or Defendants is required.

However, the Sheriff is directed to announce the continuation to the assembled bidders and Plaintiff is to forward a copy of this Order to Defendants via first class mail.

BY THE COURT:

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Phelan Hallinan Diamond & Jones, LLP Peter Wapner, Esq., Id. No.318263 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 peter.wapner@phelanhallinan.com 215-563-7000 Attorney for Plaintiff

SPECIALIZED LOAN SERVICING LLC

: COURT OF COMMON PLEAS

Plaintiff

: CIVIL DIVISION

٧.

: NO. 2019-CV-695

KATRINA HANKO, in her capacity as Heir of JOHN HANKO, Deceased UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN HANKO, DECEASED

COLUMBIA COUNTY

Defendants

MOTION FOR POSTPONEMENT OF SHERIFF'S SALE

Plaintiff, by its counsel, Phelan Hallinan Diamond & Jones, LLP, petitions this

Honorable Court for a postponement of its Sheriff's Sale scheduled in the above captioned matter
and in support thereof avers the following:

- A Sheriff's Sale of the mortgaged property known as 345 NORTH VINE
 STREET, BERWICK, PA 18603-3622 involved herein has been scheduled for September 9,
 2020.
- 2. Plaintiff wishes to postpone the Sheriff sale in accordance with a general "moratorium" on foreclosures.

3. Unless the Court grants this Motion to postpone the Sheriff Sale, the Plaintiff will have to re-advertise the property to comply with Pa.R.C.P. 3129.2 which will result in additional costs to the parties.

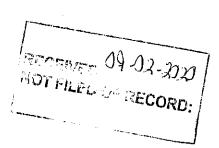
4. A brief postponement of the Sheriff's Sale will not prejudice Defendants and will, in fact, inure to their benefit.

WHEREFORE, Plaintiff respectfully requests that the Sheriff's Sale of the mortgaged premises be continued to November 4, 2020.

Phelan Hallinan Diamond & Jones, LLP

Date: September 1, 2020

Peter Wanner, Esq., Id. No.318263



Phelan Hallinan Diamond & Jones, LLP Peter Wapner, Esq., Id. No.318263 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 peter.wapner@phelanhallinan.com 215-563-7000

Attorney for Plaintiff

SPECIALIZED LOAN SERVICING LLC

COURT OF COMMON PLEAS

Plaintiff

CIVIL DIVISION

v.

NO. 2019-CV-695

KATRINA HANKO, in her capacity as Heir of JOHN HANKO, Deceased UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN HANKO, DECEASED

COLUMBIA COUNTY

Defendants

MEMORANDUM OF LAW IN SUPPORT OF PLAINTIFF'S MOTION TO POSTPONE SHERIFF'S SALE

Pennsylvania Rule of Civil Procedure 3129.3 provides for the postponement of a Sheriff's Sale of real property by special order of Court.

In the case sub judice, a Sheriff's Sale of the mortgaged premises known as 345 NORTH VINE STREET, BERWICK, PA 18603-3622 has been scheduled for September 9, 2020. However, a two month postponement is requested in observance of the general foreclosure moratorium. Inasmuch as the postponement will inure to the benefit of the Defendants, Defendants will not be injured by the granting of the relief requested.

WHEREFORE, Plaintiff respectfully requests a two month continuance of the

Sheriff's Sale of the mortgaged premises to the November 4, 2020 Sheriff's Sale.

Phelan Hallinan Diamond & Jones, LLP

Date: September 1, 2020

Phelan Hallinan Diamond & Jones, LLP 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 215-563-7000 Fax: 215-568-7616

Timonthy Chamberlain Acting Sheriff PO Box 380 W. Main Street Bloomsburg, PA 17815

Re: SPECIALIZED LOAN SERVICING LLC v. KATRINA HANKO et al.

No.: <u>2019-CV-695</u>

Dear Sir/Madam:

Enclosed please find a Certificate of Filing pursuant to Pa. R.C.P. 3129.3(b)(2)(i) regarding the above matter.

Kindly send me a time-stamped copy of the Certificate of Filing in the stamped self-addressed envelope, which I have enclosed.

Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

Property is listed for the 09/09/2020 Sheriff Sale.

Very truly yours,

Phelan Hallinan Diamond & Jones, LLP

By:

Legal Assistant

CC: KATRINA HANKO, in her capacity as Heir of JOHN HANKO, Deceased and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN HANKO, DECEASED

Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP Peter Wapner, Esq., Id. No.318263 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 peter.wapner@phelanhallinan.com 215-563-7000

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

SPECIALIZED LOAN SERVICING LLC	:	
Plaintiff	:	CIVIL DIVISION
	:	
V.	:	No.: <u>2019-CV-695</u>
	:	
KATRINA HANKO, in her capacity as Heir of JOHN	:	
HANKO, Deceased		
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL		
PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING		
RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN		
HANKO, DECEASED		
Defendant(s)		

NOTICE OF THE DATE OF CONTINUED SHERIFF'S SALE

has bee	The Sheriff's Sale scheduled for 07/29/2 en continued until 09/09/2020 at 09:00 A	2020 at 09:00 AM in the above-captioned matter M.
Date:	AUG 03 2020	
_		Peter Wapner, Esq., Id. No.318263 Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP Peter Wapner, Esq., Id. No.318263 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 peter.wapner@phelanhallinan.com 215-563-7000 Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

SPECIALIZED LOAN SERVICING LLC

Plaintiff : CIVIL DIVISION

v. : No.: <u>2019-CV-695</u>

KATRINA HANKO, in her capacity as Heir of JOHN HANKO, Deceased UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN HANKO, DECEASED

Defendant(s)

CERTIFICATION OF SERVICE

I hereby certify that true and correct copies of the foregoing Notice of the Date of Continued Sheriff's Sale and Certificate of Filing were served by regular mail on the person(s) on the date listed below:

KATRINA HANKO 1029 8TH AVE BERWICK, PA 18603-1117 UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR 345 NORTH VINE STREET ASSOCIATIONS CLAIMING RIGHT, TITLE BERWICK, PA 18603-3622 OR INTEREST FROM OR UNDER JOHN HANKO, DECEASED 345 NORTH VINE STREET BERWICK, PA 18603-3622

KATRINA HANKO

Date: __AUG 0 3 2020

Peter Wapner, Esq., Id. No.318263

PHELAN HALLINAN DIAMOND & JONES, LLP

Peter Wapner, Esq., Id. No.318263 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103

peter.wapner@phelanhallinan.com 215-563-7000

ATTORNEY FOR PLAINTIFF

SPECIALIZED LOAN SERVICING LLC

COURT OF COMMON PLEAS

Plaintiff CIVIL DIVISION

v. TERM

KATRINA HANKO, in her capacity as Heir of JOHN

HANKO, Deceased

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN HANKO, DECEASED

No.: 2019-ED-140

No.: 2019-CV-695

COLUMBIA COUNTY

Defendant

CERTIFICATE OF COMPLIANCE

I certify that this filing complies with the provisions of the Case Records Public Access Policy of the Unified Judicial System of Pennsylvania that require filing confidential information and documents differently than non-confidential information and documents.

Date AUG 0 3 2020

By:

Peter Wapner, Esq., Id. No.318263

PHELAN HALLINAN DIAMOND & JONES, LLP Peter Wapner, Esq., Id. No.318263 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 peter.wapner@phelanhallinan.com 215-563-7000

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

SPECIALIZED LOAN SERVICING LLC Plaintiff	: : CIVIL DIVISION
v.	No.: <u>2019-CV-695</u>
KATRINA HANKO, in her capacity as Heir of Johnson, Deceased UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, PERSONS, FIRMS, OR ASSOCIATIONS CLAIRIGHT, TITLE OR INTEREST FROM OR UNITANKO, DECEASED Defendant(s)	, AND ALL MING
CERTIFICATE (OF FILING

TIMOTHY T. CHAMBERLAIN



PHONE (570) 389-3622 SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P.O. BOX 380 BLOOMSBURG, PA 17815 FAX: 1570: 389-3625

24 HOUR PHONE (\$70) 784-6300

FACSIMILE TR	ANSMITTAL SHEET
TO: (1)	
Phelan- Real Estate	FROM Columbia County Sheriff's Office
FAX NUMBER:	5-21-2020
-215-568-7616	TOTAL NO. OF PAGES INCLUDING COVER:
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
P.C.	
"Sheriff Sales	YOUR REFERENCE NUMBER:
	MENT D PLEASE REPLY D PLEASE RECYCLE
ATTACHED ARE DOCUMENTS FRO OFFICE. IF YOU HAVE ANY QUESTIC PLEASE CALL 570.389.5622. THANK YOU.	OM THE COLUMBIA COUNTY SHERIFF'S INS CONCERNING THESE DOCUMENTS,

Order For Postponement
Yohe - 2017 CV 1254
Hanko - 2019 CV 695
Polokowski - 2018 CV 486





BUSINESS OF THE COURTS

Sheriff Sale Postponement May 27, 2020 to July 29, 2020 IN THE COURT OF COMMON
PLEAS FOR THE 26TH JUDICIAL
DISTRICT, COLUMBIA/MONTOUR
COUNTY BRANCH, PENNSYLVANIA
CIVIL ACTION - LAW
CASE NO: of 2020
#1-MV-

ENTERED PURSUANT TO PA. R.C.P. 3129.3(a)

And Now, this 19th day of May, 2020, upon consideration of the representations made by Timothy Chamberlain, Sheriff of Columbia County regarding the sheriff sales currently scheduled for May 27, 2020, as well as the Executive Order dated May 7, 2020 entered by Governor Wolf and in further consideration of the fact that Columbia County is currently in the "Red Phase" and will be placed in the "Yellow Phase" on May 22, 2020, which, according to the Governor's emergency orders prohibits gatherings of more than 25 people, the undersigned enters this Special Order of Court Pursuant to Pa.R.C.P. 3129.3 (a):

- 1. All Sheriff sales scheduled for Wednesday May 27, 2020 are postponed to July 29, 2020 at 9:00 am in the First Floor Hearing Room of the Columbia County Courthouse in order to allow for proper social distancing of all persons attending the sales;
- 2. The Sheriff shall immediately notify all Plaintiffs' attorneys regarding this Order by sending a copy of this Order to Plaintiff's counsel by facsimile and by regular United States mail.
- 3. Within three business days of receipt of this Order, Plaintiff's Counsel shall send a copy of this Order by regular United States mail to the Defendant and all parties listed in Plaintiff's Pa RCP 3129.1 affidavit and shall file an affidavit of service thereof.
- 4. The Sheriff of Columbia County shall publish this Order on his official website.
- 5. At the time of the scheduled sale on May 27, 2020, the Sheriff shall notify all interested parties who attend the sale of the contents of this Order and shall provide a copy of same upon request.
- 6. No additional public advertising of the sales scheduled for May 27, 2020 and postponed to July 29, 2020 pursuant to this Order, shall be required of the Plaintiff or the Sheriff.

84:1 9 05 YM 0505

YRATOXOHION)

BY THE COURT

Thomas A. James Jr.

P.J.

Phelan Hallinan Diamond & Jones, LLP 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 215-563-7000 Fax: 215-568-7616

Timonthy Chamberlain Acting Sheriff PO Box 380 W. Main Street Bloomsburg, PA 17815

Re: SPECIALIZED LOAN SERVICING LLC v. KATRINA HANKO et al.

No.: 2019-CV-695

Dear Sir/Madam:

Enclosed please find a Certificate of Filing pursuant to Pa. R.C.P. 3129.3(b)(2)(i) regarding the above matter.

Kindly send me a time-stamped copy of the Certificate of Filing in the stamped self-addressed envelope, which I have enclosed.

Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

Property is listed for the 07/29/2020 Sheriff Sale.

Very truly yours,

Phelan Hallinan Diamond & Jones, LLP

By:

Legal Assistant

CC: KATRINA HANKO, in her capacity as Heir of JOHN HANKO, Deceased and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN HANKO, DECEASED

Attorney for Plaintiff

: CIVIL DIVISION

PHELAN HALLINAN DIAMOND & JONES, LLP Peter Wapner, Esq., Id. No.318263 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 peter.wapner@phelanhallinan.com 215-563-7000

SPECIALIZED LOAN SERVICING LLC

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

v.	No.: <u>2019-CV-695</u>
KATRINA HANKO, in her capacity as Heir of JOHANKO, Deceased UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, PERSONS, FIRMS, OR ASSOCIATIONS CLAIN RIGHT, TITLE OR INTEREST FROM OR UNDHANKO, DECEASED	AND ALL AING
Defendant(s)	
NOTICE OF THE DATE OF CONT	'INUED SHERIFF'S SALE
The Sheriff's Sale scheduled for 04/29/2020 a has been continued until 07/29/2020 at 09:00 AM.	t 09:00 AM in the above-captioned matter
Date:APR 2 4 2020	
	eter Wapner, Esq., Id. No.318263 attorney for Plaintiff
P	moniey for Flammi

Plaintiff

2020_MV-#1

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

AND NOW, this /4 day of April, 2020 President Judge Thomas A. James, Jr. having declared a Judicial

Emergency in this District on March 16, 2020 and such declaration being effective through

April 30, 2020 the following is ORDERED:

- A) All Sheriff sales scheduled for Wednesday April 29, 2020 are postponed to May 27, 2020 at 9:00 am;
- B) The Sheriff shall notify all Plaintiffs' attorneys regarding this Order by sending a copy of this Order to Plaintiff's counsel by regular United States mail.
- C) Within five business days of receipt of this Order, Plaintiff's Counsel shall send a copy of this Order by regular United States mail to the Defendant and all parties listed in Plaintiff's Pa RCP 3129.1 affidavit and shall file an affidavit of service thereof.
- D) The Sheriff of Columbia County shall publish this Order on his official website.
- E) At the time of the originally scheduled sale on April 29, 2020, the Sheriff shall notify all interested parties who attend the sale of the contents of this Order and shall provide a copy of same upon request.
- F) No additional public advertising of the sale shall be required of the Plaintiff or the Sheriff.

BY THE COURT

CONMIX OF COLUMBIC CLERK OF COURTS

PE OLA HIRMA OSOS

THATOMOHTOR-

Thomas A. James 4

03/30/2020 14:38 Serial No. A6VF011029028 TC:00080919

Addressee	Start Time	Time			Note
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Result

OK: Communication OK S-OK: Stop Communication Busy: Busy No Ans: No Answer TEL: RX from TEL Refuse: Receipt Refused

Cont : Continue LOVR : Receiving Length Over SOVR : Exceed Broadcast No. M-Full : Memory Full

NG: Other Error IL-PJL: PJL Error MDN-ER: MDN Resp. Error DSN-ER: DSN Resp. Error LGN-ER: Login Error

Note

TMR: Timer TX PC: PC-Fax POL: Polling Call: Manual TX

FWD : Forward Fcode : F-Code BUL : Bulletin I-FAX : Internet Fax ORG : Original Size

Fax Server

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Rec	Post	pone Sale Date - P	HS 1040929	ce:		
Phone	MC			Pages:	1	
Ferr	570-	989-5625		Dete:	3/30/2020	
To:	Colu	mbia County Sherifi	f Office	From:	David Tren	

Good Afternoon.

Currently the pale is antiter 4/29/20. We would like to postpone our scheduled charlificale to after 6/29/20. Please provide a new sale date and time as soon as possible.

Defendants: HANKO, KATRINA UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN HANKO, DECEASED

Property: 345 NORTH VINE STREET BERWICK, PA 18603-3622 Compleint Docket #: 2019-CV-695

Should you have any questions or concerns, please feel free to contact me as soon as possible

Thank you for you assurtance in this matter.

Thank you,

David-tran@ehotenhallusus.com

Phone - 215-320-0007 Ext 31495

Pax - 215-563-8656

July 29, 2000 9:00 AM

STATE OF PENNSYLVANIA COUNTY OF COLUMBIA

} SS

James T Micklow being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said, Town, County and State since that day and on the attached notice, published on dates listed below, and that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

SHERIFF'S SALE By Virtue of a Writ of Execution [Mortgage Foreclosure] No. 2019CV695 Issued out of the Count of Common Pleas of Columbia County, Permaylvan a directed 1 (vol. acposs the following described property at public sale of the Gourty Countriesen the Town of Bloombiurg, County of Columbia Commo Permaylvan on WEDNESDAY, FEBRUARY 26, 2020 AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on tile in the Sheriff's Office no later than thirty (30) days after the distribution was been in in this arrent a critica notation in the many payment across will date of the sale of any property sold hamunder, exist distribution of the proceeds will be made in accordance with the schedule ten [10] days after said filling, unless exceptions are filed with the Sheriff's Office prior them to.

ALL THAT CERTAIN lot, piece or parcel of land lying and being situate on the westerly side of Vine Street in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit

On the North by land now or late of CP Dieterick, on the East by Vine Street in the South by land now or late of R Bruce Johnson and on the West by Grant Steet. Some being 491/2 fest in width on Vine Street and extending in depth of an equal width 145 feat.

TITLE TO SAID PREMISES IS VESTED. N John Hanko, by Deed from John Hanko and Brights C Hanko, nto Brights C Sortain, Onted 10/03/1991. Recorded 12/11/1991, in Book 489, Page 607

Marteagor JOHN HANKO died on 07/22/2016, and upon information and belief, his surviving beins are JOHN HANKO, JR and KATRINA HANKO

Tax Paicel 048-04-0570-000

Premises Bring 345 NORTH VINE STREET, BERWICK, PA 18603-3627

PROPERTY ADDRESS 345 NORTH VINE STREET, BERWICK, PA. 18603

UFI / TAX PARCEL NUMBER 048-04-057-00-000

Seized and takon into execution to be sold as the property of KATRINA HANKO in suit of SPECIALIZEO LOAN SERVICING LLC.

TERMS OF SALE, MINIMUM PAYMENT AT TIME OF SALE. The greater of ten (10%) TERMS OF SALE MINIMUM PAYMENT AT TIME OF SALE. The greater of ten (10%) ercent of the bid price of costs legaring bot at sale). Minimum payment is to be paid in each certified check or costs is check at time of sole REMARING BALLANCE OF BID PRICE. Any remaining amount of the bid price is to be good within eight 60 pt. Bid Sale and the sale in cash, confided direction conclusions are mount of the bid price is to be good within eight 60 pt. Bid Sale and the sale in cash, confided direction conclusions from 100 pt. Bid Sale and 100

Attorney for the Pilaintif PHELAN HALLINAN DIAMOND & JONES LLP PHLADELPHIA, PA 215-563-7000

Ad Text: KATRINA HANKO SALE Date(s) Published: 2/5/2020, 2/12/2020, 2/19/2020
Sworn and subscribed to before me this 2 day of Febrary 2020.
(Notary Public) Commonwealth of Pennsylvania - Notary Seal Nathan A. Fetterman, Notary Public Columbia County My commission expires May 31, 2023 Commission number 1352220 Member, Pennsylvania Association of Notaries
And now,, 20, I hereby certify that the advertising and publication charges amounting to \$ for publishing the foregoing notice and the fee for this affidavit have been paid in full.

Phelan Hallinan Diamond & Jones, LLP 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 215-563-7000

Fax: 215-568-7616

Timonthy Chamberlain Acting Sheriff PO Box 380 W. Main Street Bloomsburg, PA 17815

Re: SPECIALIZED LOAN SERVICING LLC v. KATRINA HANKO et al.

No.: <u>2019-CV-695</u>

Dear Sir/Madam:

Enclosed please find a Certificate of Filing pursuant to Pa. R.C.P. 3129.3(b)(2)(i) regarding the above matter.

Kindly send me a time-stamped copy of the Certificate of Filing in the stamped self-addressed envelope, which I have enclosed.

Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

Property is listed for the 04/29/2020 Sheriff Sale.

Very truly yours,

Phelan Hallinan Diamond & Jones, LLP

By:

Legal Assistant

CC: KATRINA HANKO, in her capacity as Heir of JOHN HANKO, Deceased and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN HANKO, DECEASED

PHELAN HALLINAN DIAMOND & JONES, LLP Peter Wapner, Esq., Id. No.318263 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103

Philadelphia, PA 19103

peter.wapner@phelanhallinan.com 215-563-7000

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

SPECIALIZED LOAN SERVICING LLC

Plaintiff : CIVIL DIVISION

v. : No.: <u>2019-CV-695</u>

KATRINA HANKO, in her capacity as Heir of JOHN HANKO, Deceased UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN HANKO, DECEASED

Defendant(s)

CERTIFICATION OF SERVICE

I hereby certify that true and correct copies of the foregoing Notice of the Date of Continued Sheriff's Sale and Certificate of Filing were served by regular mail on the person(s) on the date listed below:

KATRINA HANKO 1029 8TH AVE BERWICK, PÅ 18603-1117

PH#1040929

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR 345 NORTH VINE STREET ASSOCIATIONS CLAIMING RIGHT, TITLE BERWICK, PA 18603-3622 OR INTEREST FROM OR UNDER JOHN HANKO, DECEASED 345 NORTH VINE STREET BERWICK, PA 18603-3622

Date: FFB 2 4 2020

KATRINA HANKO

Peter Wapner, Esq., Id. No.318263

1617 John F Kennedy Blvd Suite 1400 Philadelphia, PA 19103 Phone: (215) 563 7000 Fax: (215) 563 8656

Phelan Hal inar Diamond & Jones, LLP



To: Columbia County Sheriff Office		f Office From:	From: Patrick Ralston			
Fax:	570-389-5625	Date:	February 21, 2020			
Phone	<u>∍:</u> 570-389-5622	Pages:	: 1			
Re:	Postpone Sale Date	CC:				
□ Ung	ent 🗹 For Review	☐ Please Comment	☑ Please Reply	☐ Please Recycle		
•Com	ments:					
Hello,						
for 2/2		cheduled sheriff sale to a d rrovide a new sale date and a fax to 215-563-8656,				

RE:

SPECIALIZED LOAN SERVICING LLC

v. HANKO, KATRINA & UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN HANKO, DECEASED

COLUMBIA County, 2019-CV-695

Should you have any questions or concerns, please feel free to contact me as soon as possible.

Thank you for you assistance in this matter.

Thank you.

Patrick Ralston

Fax - 215-563-8656

Sale April 29, 2020 at 9AM

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2019CV695

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, FEBRUARY 26, 2020 AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN lot, piece or parcel of land lying and being situate on the westerly side of Vine Street in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

On the North by land now or late of C.P. Dieterick; on the East by Vine Street; in the South by land now or late of R. Bruce Johnson and on the West by Grant Street. Same being 491/2 feet in width on Vine Street and extending in depth of an equal width 145 feet.

TITLE TO SAID PREMISES IS VESTED IN John Hanko, by Deed from John Hanko and Brigitte C. Hanko, nka Brigitte C. Sartain, Dated 10/03/1991, Recorded 12/11/1991, in Book 489, Page 607.

Mortgagor JOHN HANKO died on 07/22/2016, and upon information and belief, his surviving heirs are JOHN HANKO, JR and KATRINA HANKO.

Tax Parcel: 048-04-0570-000

Premises Being: 345 NORTH VINE STREET, BERWICK, PA 18603-3622 PROPERTY ADDRESS: 345 NORTH VINE STREET, BERWICK, PA 18603

Seized and taken into execution to be sold as the property of KATRINA HANKO in suit of SPECIALIZED LOAN SERVICING LLC.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder failts to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action agiainst the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in conneciton with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff: PHELAN HALLINAN DIAMOND & JONES LLP PHILADELPHIA, PA 215-563-7000

TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, Pennsylvania

PHELAN HALLINAN DIAMOND & JONES. LLP Peter Wapner, Esq., Id. No.318263 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 peter.wapner@phelanhallinan.com

Attorneys for Plaintiff

Specialized Loan Servicing LLC

Plaintiff

215-563-7000

v.

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2019-CV-695

Katrina Hanko, in Her Capacity as Heir of John Hanko, Deceased Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under John Hanko, Deceased

Defendant(s)

2019-ED-140

COLUMBIA County

CERTIFICATION

The undersigned attorney hereby states that he/she is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because:

- ()the mortgage is an FHA Mortgage
- (X) the premises is non-owner occupied
- () the premises is vacant
- Act 91 procedures have been fulfilled (X)
- Act 91 is Not Applicable pursuant to Pa Bulletin, Dod No 11-1197, 41 Pa.B. 3943

This certification is made subject to the penalties of 18 Pa. C.S.A. \ 4904 relating to unsworn falsification to authorities.

By:

Phelan Hallinan Diamond & Jones, LLP Peter Wahner, Esq., Id. No.318263

PHELAN HALLINAN DIAMOND & JONES, LLP Peter Wapner, Esq., Id. No.318263 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 peter.wapner@phelanhallinan.com

Attorney for Plaintiff

Specialized Loan Servicing LLC

215-563-7000

COLUMBIA County

NO.: 2019-CV-695

: COURT OF COMMON PLEAS

vs.

: CIVIL DIVISION

Katrina Hanko, in Her Capacity as Heir of John Hanko, Deceased Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under John Hanko, Deceased

2019-ED-140

VERIFICATION OF NON-MILITARY SERVICE

The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

- (a) that the defendant Katrina Hanko, in Her Capacity as Heir of John Hanko, Deceased is not in the Military or Naval Service of the United States.
- (b) that plaintiff is without information sufficient to determine whether Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under John Hanko, Deceased is in active military service.
- (c) that defendant Katrina Hanko, in Her Capacity as Heir of John Hanko, Deceased is over 18 years of age and resides at 1029 8th Ave, Berwick, PA 18603-1117.
- (d) that defendant Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under John Hanko, Deceased is over 18 years of age and resides at 345 North Vine Street, Berwick, PA 18603-3622.

This statement is made subject to the penalties of 18 Pa. C.S.A § 4904 relating to unsworn falsification to authorities.

Phelan Hallinan Diamond & Jones, LLP Peter Wapner, Esq., Id. No.318263 Attorney for Plaintiff

COURT OF COMMON PLEAS SPECIALIZED LOAN SERVICING LLC

PLAINTIFF

CIVIL DIVISION

V.

CASE NO. 2019-CV-695 KATRINA HANKO, in her capacity as Heir of JOHN 2019-ED-140

HANKO, Deceased

COLUMBIA COUNTY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER

JOHN HANKO, DECEASED DEFENDANT(S)

AFFIDAVIT PURSUANT TO RULE 3129.1

SPECIALIZED LOAN SERVICING LLC, Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 345 NORTH VINE STREET, BERWICK, PA 18603-3622.

Name and address of Owner(s) or reputed Owner(s): 1.

> Address (if address cannot be reasonably ascertained, Name

please so indicate)

345 NORTH VINE STREET, BERWICK, PA KATRINA HANKO, IN HER CAPACITY AS

HEIR OF JOHN HANKO, DECEASED 18603-3622

1029 8TH AVE, BERWICK, PA 18603-1117

AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE

OR INTEREST FROM OR UNDER JOHN

HANKO, DECEASED

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, 345 NORTH VINE STREET, BERWICK, PA 18603-3622

Name and address of Defendant(s) in the judgment: 2.

Address (if address cannot be reasonably

ascertained, please so indicate)

KATRINA HANKO, IN HER CAPACITY AS HEIR OF JOHN HANKO, DECEASED

345 NORTH VINE STREET, BERWICK, PA

18603-3622

1029 8TH AVE, BERWICK, PA 18603-1117

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, 345 NORTH VINE STREET, BERWICK, PA AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN

18603-3622

HANKO, DECEASED

7.	Name and address of every other person of whom the be affected by the sale:	e plaintiff has knowledge who has any interest in the property which may
	Name	Address (if address cannot be reasonably ascertained, please indicate)
	TENANT/OCCUPANT	345 NORTH VINE STREET BERWICK, PA 18603-3622
	DOMESTIC RELATIONS OF COLUMBIA COUNTY	COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815
	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF HUMAN SERVICES	P.O. BOX 2675 HARRISBURG, PA 17105
	INTERNAL REVENUE SERVICE ADVISORY	1000 LIBERTY AVENUE ROOM 704 / PITTSBURGH, PA 15222
	U.S. DEPARTMENT OF JUSTICE U.S. ATTORNEY FOR THE MIDDLE DISTRICT OF PA FEDERAL BUILDING	228 WALNUT STREET, SUITE 220 PO BOX 11754 HARRISBURG, PA 17108-1754
	COMMONWEALTH OF PENNSYLVANIA BUREAU OF INDIVIDUAL TAX INHERITANCE TAX DIVISION	6TH FLOOR, STRAWBERRY SQUARE DEPT. #280601 HARRISBURG, PA 17128
	DEPARTMENT OF HUMAN SERVICES TPL CASUALTY UNIT ESTATE RECOVERY PROGRAM	P.O. BOX 8486 WILLOW OAK BUILDING HARRISBURG, PA 17105-8486
	KATRINA HANKO, IN HER CAPACITY AS HEIR OF JOHN HANKO, DECEASED	1029 8TH AVE BERWICK, PA 18603-1117
I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S.A. § 4904 relating to unsworn falsification to authorities.		
	DEC 0.9 2313	
Date:		Ву:
		Phelan Hallinan Diamond & Jones, LLP Peter Wapner, Esq., Id. No.318263
		Attorney for Plaintiff
		PHELAN HALLINAN DIAMOND & JONES, LLP 1617 JFK Boulevard, Suite 1400
		One Penn Center Plaza, Philadelphia, PA 19103 215-563-7000

Document Receipt

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6TH FLOOR STRAWBERRY SQ. DEPT. 280601

Tracking #:

71901140006000170397

Doc Ref #:

2019ED140 5.6000

Postage

HARRISBURG PA 17128

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Ship to:

COMMON OF PENNA

INDIVIOUAL TAX INHERITANCE

6TH FLOOR STRAWBERRY SQ. DEPT.

Tracking #:

71901140006000170397

280601

Doc Ref #:

Postage

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HARRISBURG PA 17128

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Ship to:

UNITED STATES ATTY FOR MIDDLE

DIST OF PA

HARRISBURG FEDERAL BUILDING &

COURTHOUSE

228 WALNUT STREET

SUITE 220

HARRISBURG PA 17108

UNITED STATES OF AMERICA

Tracking #:

71901140006000170380

Doc Ref #: Postage 2019ED140 5.6000

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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

Tracking #:

71901140006000170366

Doc Ref#:

2019ED140 5.6000

Postage

HARRISBURG PA 17105

Document	Receipt

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DEPARTMENT OF PUBLIC WELFARE OFFICE OF F.A.I.R.

Tracking #: 71901140006000170366 PO BOX 8016

2019ED140 Doc Ref#: 5,6000

Postage

HARRISBURG PA 17105

12/18/2019 12:00:00 USPS Server First-Class Mail® 17489 Carrier / service: Trans#

Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC WELFARE

PO BOX 8016

Tracking #:

71901140006000170373

Doc Ref#: Postage

5,6000

2019ED140

HARRISBURG PA 17105

Page 1 of 1 Print Your Documents

Document Receipt

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Ship to:

INTERNAL REVENUE OF JUSTICE IRS

71901140006000170359 Tracking #: 1000 LIBERTY AVENUE

2019ED140 Doc Ref#: **ROOM 701A** 5.6000 Postage

PITTSBURGH PA 15222

12/18/2019 12:00:00 USPS Server First-Class Mail® 17487 Carrier / service: Trans#

Ship to:

INTERNAL REVENUE OF JUSTICE IRS

Tracking #: 71901140006000170359 1000 LIBERTY AVENUE

2019ED140 Doc Ref#: ROOM 701A 5.6000 Postage

PITTSBURGH PA 15222

Trans#

17486

Carrier / service: USPS Server

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12/18/2019 12:00:00

Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #:

71901140006000170342

Doc Ref#:

2019ED140

Postage

5.6000

HARRISBURG

PA 17128

Trans # 17486 Carrier / service: USPS Server First-Class Mail® 12/18/2019 12:00:00

Ship to:

DEPARTMENT OF REVENUE COMMONWEALTH OF PA

DEPARTMENT 281230 Tracking #: 71901140006000170342

Doc Ref #: 2019ED140 Postage 5.6000

Postage 5

HARRISBURG PA 17128

Trans #

17485

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USPS Server

First-Class Mail®

12/18/2019 12:00:00

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Ship to:

COMMONWEALT OF PA

DEPT OF WELFARE

PO BOX 2675

Tracking #:

71901140006000170335

Doc Ref #: Postage 2019ED140

ge 5.6000

HARRISBURG

PA 17105

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2019-CV-695

Specialized Loan Servicing LLC

v.

Katrina Hanko, in Her Capacity as Heir of John Hanko, Deceased Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under John Hanko, Deceased

owner(s) of property situate in the **BERWICK BOROUGH**, COLUMBIA County, Pennsylvania, being

345 North Vine Street, Berwick, PA 18603-3622 Parcel No. 048-04-057-00-000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$93,068.38

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL THAT CERTAIN lot, piece or parcel of land lying and being situate on the westerly side of Vine Street in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

On the North by land now or late of C.P. Dieterick; on the East by Vine Street; in the South by land now or late of R. Bruce Johnson and on the West by Grant Street. Same being 491/2 feet in width on Vine Street and extending in depth of an equal width 145 feet.

TITLE TO SAID PREMISES IS VESTED IN John Hanko, by Deed from John Hanko and Brigitte C. Hanko, nka Brigitte C. Sartain, Dated 10/03/1991, Recorded 12/11/1991, in Book 489, Page 607.

Mortgagor JOHN HANKO died on 07/22/2016, and upon information and belief, his surviving heirs are JOHN HANKO, JR and KATRINA HANKO.

Tax Parcel: 048-04-057-00-000

Premises Being: 345 NORTH VINE STREET, BERWICK, PA 18603-3622

SHERIF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN Plaintiff Specialized Loan Servicing LLC Defendant Katrina Hanko, in Her Capacity as Heir of John Hanko, Deceased Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under John Hanko, Deceased SERVE AT AND ADDRESS Store a RED Aparenum No. City, Born, Tup., Star and Zip Code; 345 North Vine Street Berwick, PA 18603-3622 SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST, NEXPEDITING SERVICE. SERVED EPERNDANT WITH THE NOTICE OF SALE. NOTE ONLY APPLICABLE ON WRIT OF EXECUTION, AD IN AIVER OF WATCHMAN— And deputy, wheriff levying upon or attaching any proporty under within and make ratura thereof according to law. NOTE ONLY APPLICABLE ON WRIT OF EXECUTION, AD IN AIVER OF WATCHMAN— And deputy, wheriff levying upon or attaching any proporty under within and make ratura thereof according to law. NOTE ONLY APPLICABLE ON WRIT OF EXECUTION, AD IN AIVER OF WATCHMAN— And deputy, wheriff levying upon or attaching any proporty under within any law some village and the proposed of the year attaching any proporty under within any law some village and the proposed of the year attaching any proporty under within any law some village and the proposed of the year attaching any proporty under within any law some village and the proposed of the year attaching any proporty under within any law some proposed of the year attaching any proporty under within any law some proposed of the year attaching any proposed of Automaty or other Originator requesting a proceed to behalf of XX Plaintiff SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE RETURNED. AFFIRMED and anhanched to before me this	OIILKIII I	U DULLI			
Expiration date	SHERIFF SERVICE		INSTRUC	TIONS: Please typ	pe or print legibly, insuring
Expiration date	PROCESS RECEIPT and AFFIDAVIT OF R	ETURN	readability	of all copies. Do	not detach any copies.
Specialized Loan Servicing LLC Defendant Katrina Hanko, in Her Capacity as Heir of John Hanko, Deceased Uknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under John Hanko, Deceased AT ANAMO FINDIVIDAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, AITACHED OR SALE. KATRINA HANKO AT AUDIEST Stores of SETR Appures No., City, Bern, Top., Succ. and Zip. Caker ASSOCIATION ON OTHER INFORMATION THAT WILL ASSIST MEXPEDITING SERVICE SERVE DEFENDANT WITH THE NOTICE OF SALE. NOW. 29. 1. Sanctif or COLLIMBIA County, PA do bereby deputise the Sherriff of County, to account the within and make return thereof according to law. NOTE ONLY APPLICABLE ON WRIT OF EXECUTION ALS WAIVER OF WATCHMAN — Any deputy sheriff leving upon re attaching any property under within wit may lizave same without a weathplan, in castody of whomever is found in pisocosion, after methying person of devy or sheriff soil sherror allique of the part of such deeper operation for any horse, defendent on reactional flay with property before sheriff's sale thereof will be part of such deeper operation for any horse, defendent on reactional flay with property before sheriff's sale thereof allique in the part of such deeper operation for any horse, defendent on reactional flay with property before sheriff's sale thereof allique in the part of such deeper operation for any horse, defendent on reactional flay with property before sheriff's sale thereof allique in the part of such deeper operation for any horse, defendent on reactional flay with property before sheriff's sale thereof according to the part of such deeper operation for any horse, defendent on reactional flay with property before sheriff's sale thereof according to the part of such deeper operation for any horse deeper operation for any horse deeper operation for any horse deeper operation. Space of the part of the part of the part of the part of the part of the part of the part of the part	THOOLOG RECENT UNCH TENTE OF THE		Expiratio	n date	
Specialized Loan Servicing LLC Defendant Katrina Hanko, in Her Capacity as Heir of John Hanko, Deceased Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under John Hanko, Deceased SERVE ATT Name or Production Accordance Name or Production	Plaintiff				
Defendant Katrina Hanko, in Her Capacity as Heir of John Hanko, Deceased Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming SERVE INTERIOR OF Interest From or Under John Hanko, Deceased SERVE ATT None of Enterst From or Under John Hanko, Deceased AT ADDRESS fiscare at RPA, Aparimen Na., City, Born, Tup., Stace and Zip Cude: 345 North Vine Street Berwick, PA 18603-3622 SPECIAL INSTITUTIONS OR OTHER INFORMATION THAT WILL ASSIST, MEXPEDITING SERVICE. SERVE DEPENDANT WITH THE NOTICE OF SALE. NOW. 701, Sheriff of COLUMBIA County, PA do hereby deputine the Sheriff of County, to execute the within and make return thereof according to law. Sheriff of COLUMBIA County, Penna. NOTE ONLY APPLICABLE ON WRIT OF EXECUTION. SB. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attachma any property under within wint may leave sume without a watchfant, in custody of whomewer is found in possession, after antifying person of levy attachment valoual tability on the part of such deputy or sent for any plaintiff heritan for any loss, destruction or removal of any arch property before state-first whomewer as found in possession, after antifying person of levy attachment valoual tability on from the any plaintiff heritan for any loss, destruction or removal of any arch property before state-first whomewer as found in possession, after antifying person of levy attachment valoual tability on from the any plaintiff heritan for any loss, destruction or removal of any arch property before state-first valoual tability on from the any plaintiff heritan for any loss, destruction or removal of any arch property before state-first value thereof. Signature of Attorney or other Originator requesting source on behalf of XX Plaintiff Defendant Telephone Number Pelaintiff Pelaintiff Telephone Number Telephone Number Pelaintiff Telephone Number Out Number Pelaintiff SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE Signature of Sheriff Out Number Signature of Sheriff				201	19-ED-140
Linknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under John Hanko, Deceased AT ADDRESS (Read on RE), Aparamen No. City, Buro. Twp. State and Zip Code: 345 North Vine Street Berwick, PA 18603-3622 SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST MEXPEDITING SERVICE. SERVE DEFENDANT WITH THE NOTICE OF SALE. NOW. County, to execute the within and make return thereof according to law. Sheriff of COLUMBIA County, Penna. NOTE ONLY APPLICABLE ON WRIT OF EXECUTION. 18. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attachmic any property under within with any leave same without a watchfund, in custody of whomewer is found in possession, after instifying person of levy or attachment without lability on the part of sew deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sile thereof. Signature of Attorney or other Originator requesting of the on behalf of XX Plaintiff Philadelphia, Pa 19101-1814 SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE Court Number RETURNED: AFFIRMED and subscribed to before me this				Type or Writ of Comp	plaint
REPURNED: ATRIMED and subscribed to before me this	Katrina Hanko, in Her Capacity as Heir of John Hanko, Deceas	ed		EXECUTION/NO	OTICE OF SALE
SERVE ATTAINS HANNO ADDRESS (Steep on RPD Apartment No. City, Bero, Top., State and Zip Code) 34S NORTH Vine Street Berwick, PA 18603-3622 SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST MEXPEDITING SERVICE. SERVE DEFENDANT WITH THE NOTICE OF SALE. NOW. 20 L. Sheriff of COLUMBIA/County, PA do bereby depatize the Sheriff of COLUMBIA County, Peans. NOTE ONLY APPLICABLE ON WRIT OF EXECUTION. AB WAIVER OF WATCHMAN.—Any deputy sheriff levying upon or attaching any proporty under within writ may leave same without a watchfane, in custody of vibounever is found in possession, after notifying peans of levy or attachment without liability on the part of such deputy or plentiff to any plaintiff brein for any loss, destruction or removal of any such property before sheriff's sale thereof. Signature of Attorney or other Originator requesting sortice on behalf of XX Plaintiff Defendant ADDRESS: One Pean Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400 SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE PLAINTIFF Court Number RETURNED: AFFIRMED and subscribed to before me this		or Associations (Claiming		
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Defendant			Type or Writ of Co	omplaint	
Katrina Hanko, in Her Capacity as Heir of John Hanko, Deceased			EXECUTION/	NOTICE OF SAI	LE
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NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SER UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, A TITLE OR NTEREST FROM OR UNDER JOHN HANKO, DECE AT ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zignation).	ND ALL PE EASED				
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Plaintiff		No.: 2019-CV-69	95	
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KATRINA HANKO				
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REAL ESTATE OUTLINE

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345 North Vine St. Benrick

PHELAN HALLINAN DIAMOND & JONES, LLP

Peter Wapner, Esq., Id. No.318263 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 peter.wapner@phelanhallinan.com

215-563-7000

ATTORNEY FOR PLAINTIFF

SPECIALIZED LOAN SERVICING LLC

COURT OF COMMON PLEAS

Plaintiff

CIVIL DIVISION

v. TERM

KATRINA HANKO, in her capacity as Heir of JOHN HANKO, Deceased

No.: 2019-CV-695

2019-ED-140

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN HANKO, DECEASED

COLUMBIA COUNTY

Defendant

CERTIFICATE OF COMPLIANCE

I certify that this filing complies with the provisions of the *Case Records Public Access Policy* of the *Unified Judicial System of Pennsylvania* that require filing confidential information and documents differently than non-confidential information and documents.

	DEC 09	2019			/	
			Ву: _	į	/	
Date			I	Peter Wapner	, Esq., Id. No.318263	
			1	Attorney for I	Plaintiff	

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Unknown Heirs, Successors, Assigns, and All Persons, Firms, or	Associations Ci	lanning	
Right, Title or Interest From or Under John Hanko, Deceased			
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO	SERVICE OR DESC	RIPTION OF PROPERTY TO BE LEV	/IED, ATTACHED OR SALE.
ADDRESS (Street or RFD. Apartment No., City, Boro, Twp., State an	d Zip Code)		
345 North Vine Street			
Berwick, PA 18603-3622	TIMEVOCATING	CEDVICE	
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST	I IN EXPEDITING	J SERVICE.	
PLEASE POST THE PREMISES WITH THE SHERIFF'S H	HANDBILL OF	F SALE.	
NOW,, 20, I, Sheriff of COLUMBIA Count	y, PA do hereby de	eputize the Sheriff of	
County, to execute the within and make return thereof according to law.	`		
\nearrow	Sheriff of C	COLUMBIA County, Penna.	
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVE	R OF WATCHMAI	N — Any deputy sheriff levying u	non or attaching any
property under within writ may leave same without a watchman, in custody	of whomever is fou	and in possession, after notifying p	erson of levy or
attachment without liability on the part of such deputy or sheriff to any plain	ntiff herein for any l	loss, destruction or removal of any	such property before
sheriff's sale thereof.			
O' CAN DE CONTRACTOR OF THE CO	aintiff	Telephone Number	Date
Signature of Attorney or other Originator requesting service on behalf of XX Pl.	amun efendant	Telephone Number	Date
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Bould		(215)563-7000	
Philadelphia, PA 19103-1814 SPACE BELOW FOR USE OF SHERII	FF ONLY —	DO NOT WRITE BEL	OW THIS LINE
PLAINTIFF		Court Number	
DUTE IDAICO.			
RETURNED:	SO ANSWERS		Date
AFFIRMED and subscribed to before me this day	SO ANSWERS Signature of De		Date
	J. g. min of De	F: ·····	
of20	_		
	Signature of Sh	ariff	Date
	Digitatore of Sir	erm	Date
	Bigilature or on	erm	Date
	Sheriff of		Date
		ei III	Date

IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A.

COURT OF COMMON PLEAS

CIVIL DIVISION

KATRINA HANKO, in her capacity as Heir of

JOHN HANKO, Deceased

NO. 2019-CV-695

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,

AND ALL PERSONS, FIRMS, OR

ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN HANKO.

DECEASED

COLUMBIA COUNTY

ORDER

AND NOW, this

Im

day of June . 2019, upon consideration of

Plaintiff's Motion for Service Pursuant to Special Order of court, it is hereby;

ORDERED that Plaintiff may obtain service of the Complaint and of the Notice of Sheriff's Sale as authorized by Pa.RCP. 3129.2 (c)(1)(i)(C), on the Defendant, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN HANKO, DECEASED, by publication of the Complaint in accordance with Pa.R.C.P. 430(b)(1); by First Class mail at the mortgaged premises located at 345 NORTH VINE STREET, BERWICK, PA 18603-3622, and by posting of the mortgaged premises at 345 NORTH VINE STREET, BERWICK, PA 18603-3622 by the Sheriff or by a non-party competent adult. Service by mail is complete upon the date of mailing.

It is further ORDERED and DECREED that counsel for Plaintiff is hereby directed to file a certificate of service with the Prothonotary's office to assure compliance with this court order.

BY THE COURT:

15/ Say E. Norton

PH#1040929/KAC

To the Sheriff of COLUMBIA County

Attention: Real Estate Department

Please be advised that we will be serving the Notice of Sale on defendant(s) Katrina

Hanko, in Her Capacity as Heir of John Hanko, Deceased and Unknown Heirs, Successors,

Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under

John Hanko, Deceased at any out of county address(es) via process server for this action.

I remain available should you wish to discuss this matter further.

Thank You

Judgment and Writ Department
Supervisor
Writ Department
Phelan Hallinan Diamond & Jones, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Automated Attendant: (215) 320-0007 Ext. 31480

Front Desk: (215) 563-7000 Ext. 31480

Fax: (215) 563-3826

ACT 91 NOTICE Account Summary

Your Loan Details:

Name(s) on Account:	MARY HANKO JOHN HANKO
Address of Mortgaged Property:	345 N VINE ST BERWICK, PA 18603-3622
Account Number:	0175524479

How to Contact Your Lender:

Current Lender or Servicer:	Wells Fargo Home Mortgage
Lender or Servicer Address:	MAC T7405-019 4101 Wiseman Blvd San Antonio, TX 78251
Lender or Servicer Phone Number:	1-800-416-1472
Contact Person:	Elizabeth Camacho-Nieto, T7405-019
Phone Number:	1-800-416-1472
Fax Number:	1-844-879-8701
Email:	CSGHousingAssistance@wellsfargo.com



Default Information:

Monthly Payments Missed:	November 1, 2018 - January 3, 2019	
Total Amount Past Due:	Total Monthly Payments Due as of January 2, 2019:	\$2,655.13
	Other Charges (explain/itemize): Late Charges: Expense Balance (may include NSF, and/or property inspections,	\$45.18
*Please be aware that fees and costs may continue to accrue through the duration of the delinquency.	and/or preservation, attorney fees and/or costs and/or appraisal/BPO fees) Unapplied Funds	\$90.00 -\$0.00

How to Cure the Default:

	Pay \$2,790.31, plus any payment and other charges that have become due to your lender or servicer by cash, cashier's check, certified check or other means acceptable to both parties.
Send Payment and Make Payable to:	Regular mail: Wells Fargo Home Mortgage PO Box 10394 Des Moines, IA 50306-0394 Overnight mail: Wells Fargo Home Mortgage 3440 Flair Drive El Monte, CA 91731
To Cure "Other Default":	Not Applicable
Is the Mortgage Assumable?	No, but please contact your Lender to discuss your options.

HEMAP Consumer Credit Counseling Agencies

LUZERNE County

Report last updated: 11/01/2018 01:55 PM

Advantage Credit Counseling Service/CCCS of Northeastern PA American Credit Counseling Institute (ACCI)

401 Laurel St Pittston, PA 18640 888-511-2227

American Credit Counseling Institute (ACCI)

212 Berwick-Hazelton Hwy Nescopeck, PA 18635 888-468-8847

NeighborWorks Northeastern Pennsylvania

(formerly Neighborhood Housing Svcs - Lackawanna) 1510 North Main St Scranton, PA 18508 570-558-2490

239 W Broad St Hazleton, PA 18201 888-468-8847

Commission on Economic Opportunity - Luzerne Co.

165 Amber Ln Wilkes-Barre, PA 18702 570-826-0510 800-822-0359

Schuylkill Community Action

225 N. Centre St Pottsville, PA 17901 570-622-1995



HEMAP Consumer Credit Counseling Agencies

COLUMBIA County

Report fast updated: 10/13/2017 11:09 AM

401 Laurel St Pittston, PA 18640 888-511-2227

American Credit Counseling Institute (ACCI) 212 Berwick-Hazelton Hwy Nescopeck, PA. 18635 888-468-8847

Advantage Credit Counseling Service/CCCS of Northeastern PA Advantage Credit Counseling Service/CCCS of Northeastern PA (call for details) Williamsport, PA 17701 888-511-2227

> PA Interfaith Community Programs Inc. 630 Lincoln St Milton, PA. 17847 570-742-3399



Wells Fargo Home Mortgage PO Box 9065 Temecula, CA 92589-9065

Return Address only

Do not send payments to this address

January 3, 2019

MARY HANKO 345 N VINE ST BERWICK, PA 18603-3622

Where appropriate Wells Fargo Home Mortgage is required to inform you that, as your account servicer, we are attempting to collect a debt and any information obtained will be used for that purpose. However, if you are a customer involved in an active bankruptcy case or you received a discharge in a bankruptcy case where the account was not otherwise reaffirmed or excepted from discharge, then this notice is being provided to you for informational purposes only, and this is not a bill or a request for payment as to any such customer(s).



Date: January 3, 2019

Act 91 Notice*

La Notificación de Acto 91*

Save Your Home From Foreclosure

This is an official Act 91 Notice. You are receiving this notice because Pennsylvania law requires mortgage lenders to send it to homeowners facing foreclosure. This notice contains important legal information about your rights and how you can save your home. YOU MAY BE ELIGIBLE FOR STATE FUNDED ASSISTANCE from the Homeowner's Emergency Mortgage Assistance Program (HEMAP), a program of the Pennsylvania Housing Finance Agency (PHFA).

CALL A COUNSELING AGENCY FOR A MEETING. APPLYING FOR HEMAP MAY TEMPORARILY STOP A FORECLOSURE ACTION.

To apply, you <u>must</u> have a face-to-face meeting with a HEMAP-approved Consumer Credit Counseling Agency <u>within 33 days</u> of the date of this notice. This meeting is free and is the only way to apply for HEMAP. A list of approved Counseling Agencies is attached. A list is also available at http://www.phfa.org/counseling/hemap.aspx. If after speaking with a Counseling Agency you have further questions about HEMAP, please call 1 (800) 342-2397. Individuals with hearing impairment may call 711 (RELAY).

To make sure you meet the deadline, please call a Counseling Agency **immediately** to schedule a face-to-face meeting. Take this entire Act 91 Notice, including the attached Account Summary, with you to your face-to-face meeting. A counselor can:

- Help you apply for HEMAP and explain how the program works.
- Talk with your lender about a loan modification or other repayment plan.
- Explain possible options to avoid foreclosure such as loss mitigation, refinancing your loan, selling or transferring your property to a third party or having a third party cure the delinquency on your behalf through a short sale or assumption of mortgage.
- Provide referrals for other assistance, programs or services.
- Explain other rights you may have, including your right to assert the non-existence of the debt and any other defenses you may have.

Even if you miss the deadline, you may still apply for HEMAP, but a late HEMAP application will not stop your lender from foreclosing. However, if your application is approved, a HEMAP assistance loan will bring your mortgage current and stop the foreclosure. HEMAP may also temporarily help you make future mortgage payments.

Alternatively, you may save your home from foreclosure by curing your default. That means paying your lender all amounts currently due, including reasonable late charges, attorney fees and other costs and by otherwise fulfilling your mortgage obligations. You may cure the default at any time up to one hour before a Sheriff's Sale, up to three times in any calendar year.

If you have filed a petition in <u>bankruptcy</u>, this notice is provided for informational purposes only and is not an attempt to collect a debt. If you are protected by a bankruptcy filing you may still apply for HEMAP assistance.

*CONSULTE AL DORSO LA TRADUCCIÓN DE ESTA NOTIFICACIÓN IMPORTANTE, O LLAME AL 1.800.342.2397.



Wells Fargo Home Mortgage PO Box 9065 Temecula, CA 92589-9065



9314 7100 1170 0984 4350 30

PRESORT First-Class Mail U.S. Postage and Fees Paid WSO

Wells Fargo Home Mortgage

3440 Flair Drive El Mante, CA 91731

Send Payments to:

Send Correspondence to: Wells Fargo Home Mortgage Written Customer Contact P.O. Box 10335 Des Moines, IA 50306

RETURN RECEIPT REQUESTED

20190104-67

MARY HANKO 345 N VINE ST BERWICK, PA 18603-3622

First Unpaid Payment Due Date at time of this mailing: November 1, 2018



Phelan Hallinan Diamond & Jones, LLP One Penn Center Ste 1400 Philadelphia, PA 19103

TD Bank, NA 3-180/360

001783060

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

DATE 12/9/2019

AMOUNT ****\$1,350.00

Sheriff of Columbia County 35 W Main Street Bloomsburg, PA 17815

TO THE ORDER

PZW [1040929] 345 NORTH VINE STREET (2019-CV-695)

#199980519E #18081009E0#1 #1090E871